

JAMES
SELICKS

SILVER SPRINGS

ROUNDHILL
KIRBY MUXLOE



Silver Springs, 9 Roundhill, Kirby Muxloe, Leicestershire LE9 2DY

This elegant and spacious five bedroom family home is situated on the site of the former 'Roundhill' maternity home and is steeped in history, what was once the very first purpose-built maternity accommodation in Leicestershire is now a superior residential location. Kirby Fields is a Conservation Area and is renowned as one of the most sought after and desirable residential addresses in the County.

Planning is granted for front, side and rear single storey extensions, and a loft conversion including the insertion of rooflights. More information is available on Blaby Planning Portal; **Application No. 22/0733/HH.**

Reception hall • study • sitting room • dining room • conservatory • family room open to kitchen • utility room • five bedrooms • three bathrooms balcony • large driveway • triple garage • large lawned rear gardens • EPC - D

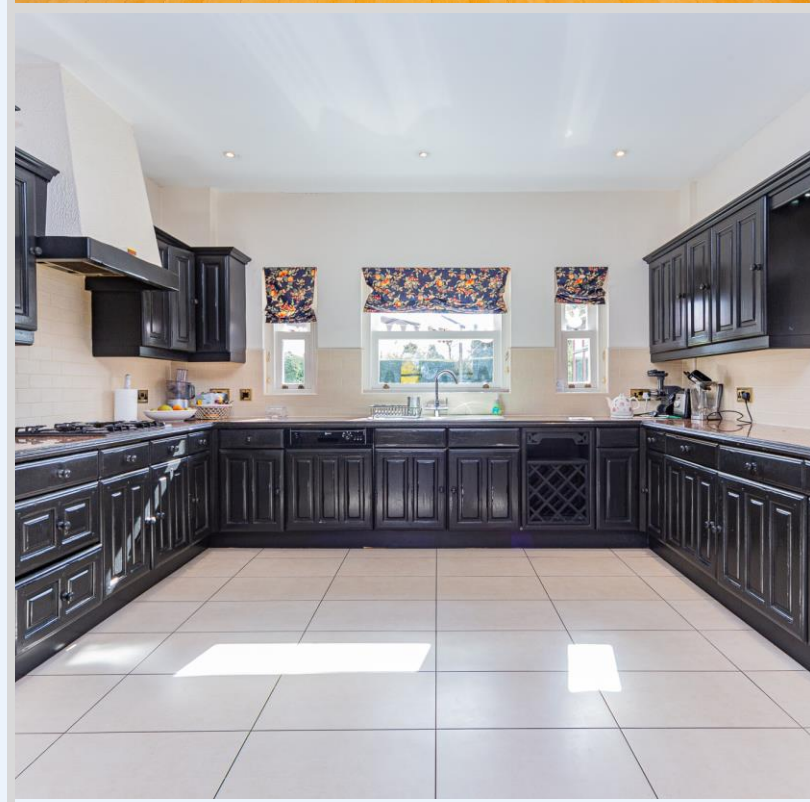
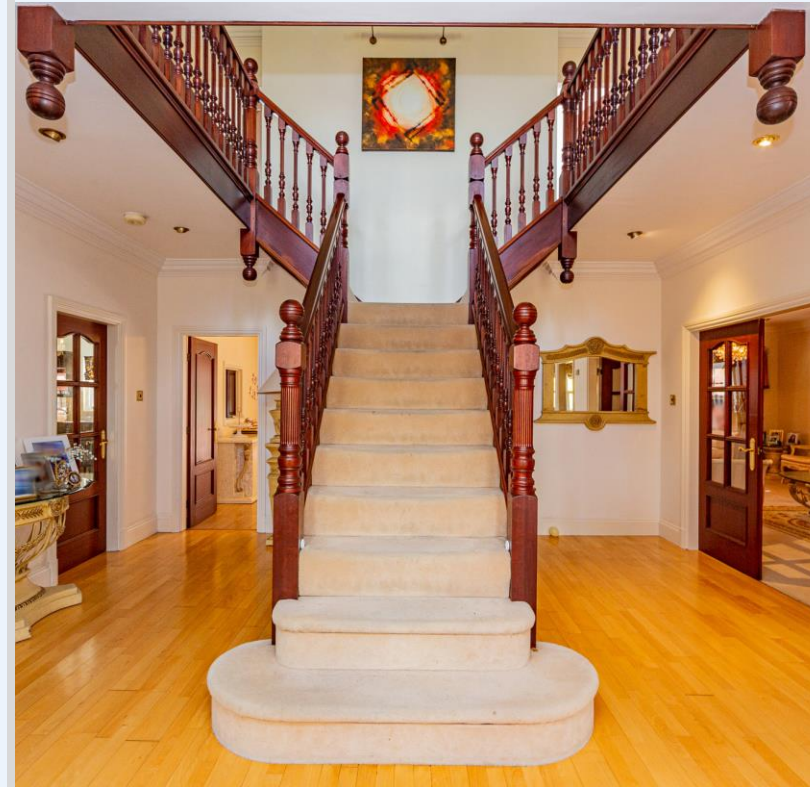
Location

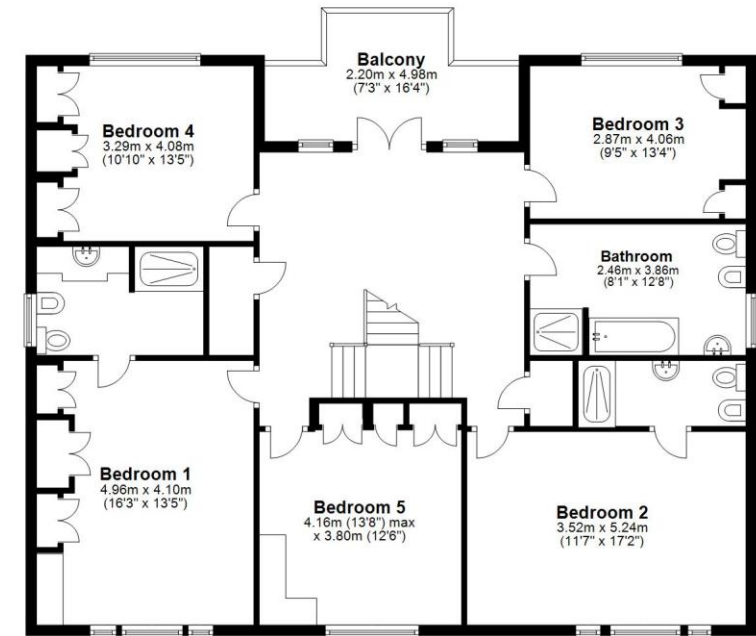
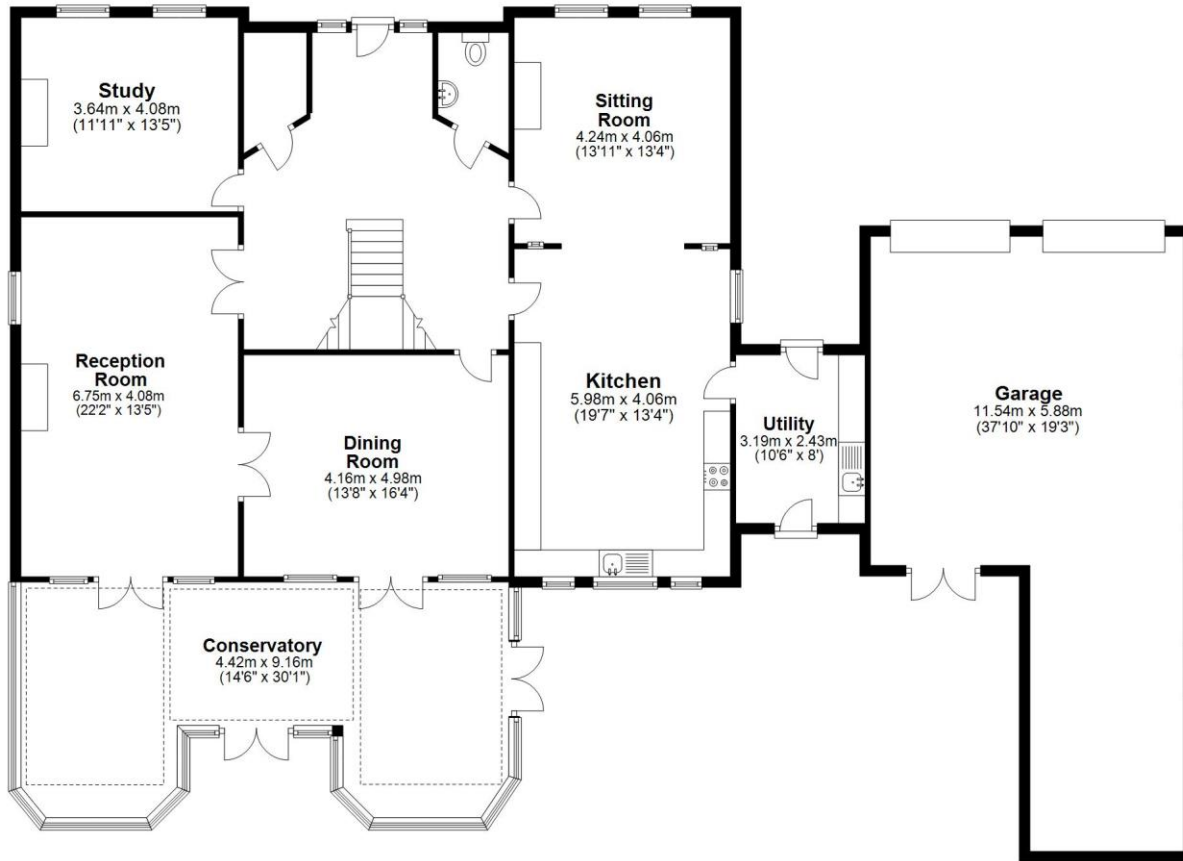
Kirby Muxloe is a thriving west Leicestershire village offering ready access to the motorway networks (Junction 21a of the M1) the western distributor road and some fantastic countryside. Whilst Leicester city centre some eight miles distant offers professional quarters, a mainline railway station and an array of shopping, the village itself has facilities catering for most day-to-day needs including a public house, shopping, the challenging and well-known Kirby Muxloe golf club, the brick built Castle (one of the earliest of its kind in England, dating back to 1480) and a local primary school (one of the best performing within the County).

Accommodation

An elegant reception hall with wooden flooring and decorative ceiling coving houses a wooden central staircase, a large cloaks cupboard and a ground floor cloakroom with a two piece suite. To the right off the hallway is a study, with two windows to the front, laminate flooring, decorative ceiling coving and a wooden fireplace with an inset gas living flame effect fire, marble hearth and back. Double doors lead into the large sitting room, having a feature gas coal effect fire with a decorative surround, marble hearth and back, decorative ceiling coving and roses, a window to the side and double doors leading into the conservatory which is hardwood and has window blinds, a ceiling fan, laminate flooring, two sets of French doors leading onto the garden and double doors back to the dining room, having decorative ceiling coving and roses, a service hatch to the kitchen and laminate flooring. To the left off the hallway is a family room with two windows to the front, a wooden fireplace with an inset gas living flame effect fire, marble hearth and back ceiling spotlights, laminate flooring and an arched opening to the superb kitchen which boasts an excellent range of eye and base level units with ample granite preparation surfaces, further breakfast bar area, inset ceramic sink and drainer unit with mixer tap over, tiled splashbacks, integrated stainless steel oven with four-ring gas burner with extractor unit above, dishwasher, tiled flooring, window to the side and three windows overlooking the rear garden. A utility room provides eye and base level units, an inset stainless steel sink with mixer tap over, tiled splashbacks, plumbing for automatic washing machine, venting for a tumble dryer, space and plumbing for fridge-freezer and doors to the front and rear.

A large galleried landing with ceiling coving and rose houses the airing cupboard and a further cupboard, and has double doors leading onto a balcony to the front. The master bedroom has three windows overlooking the rear garden, an excellent range of built-in wardrobes, drawers, dressing table, ceiling coving and a large en-suite with a wash hand basin set into a vanity unit with storage, a low flush WC and bidet, shower enclosure, electric shaver point, extractor fan, window to the side, fully tiled walls and floor. Bedroom two has ceiling coving, three windows overlooking the rear garden and an en-suite with a pedestal wash hand basin, electric shaver point, a low flush WC and a shower enclosure with sliding door, extractor fan, fully tiled walls and floor. Bedrooms three and four each have a good range of built-in wardrobes and a window to the front. Bedroom five has built-in wardrobes and desk, laminate flooring and a window to the rear. The large family bathroom has a five-piece suite comprising a panelled bath, low flush WC, bidet, pedestal wash hand basin and a shower enclosure, electric shaver point, extractor fan, heated towel rail, window to the side, fully tiled walls and floor.





Outside

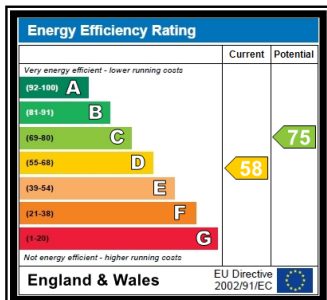
Remote control electric gates give access to the lawned frontage and gravelled driveway providing off street parking for several vehicles and leading to the large triple garage with two power and lighting, electric remote control up and over doors, three windows to the side and double doors to the rear. Gated access leads to the delightful, landscaped rear gardens, mainly laid to lawn with herbaceous borders, flowerbeds and a wide variety of shrubs and trees, a flagstone patio entertaining areas, fenced and walled boundaries.

Tenure: Freehold

Local Authority: Blaby District Council

Tax Band: H

Satnav Information : The property postcode is LE9 2DY, house number 9.



EXISTING FLOORPLANS

Total Approximate Gross Internal Floor Area
3351 SQ FT / 311 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.

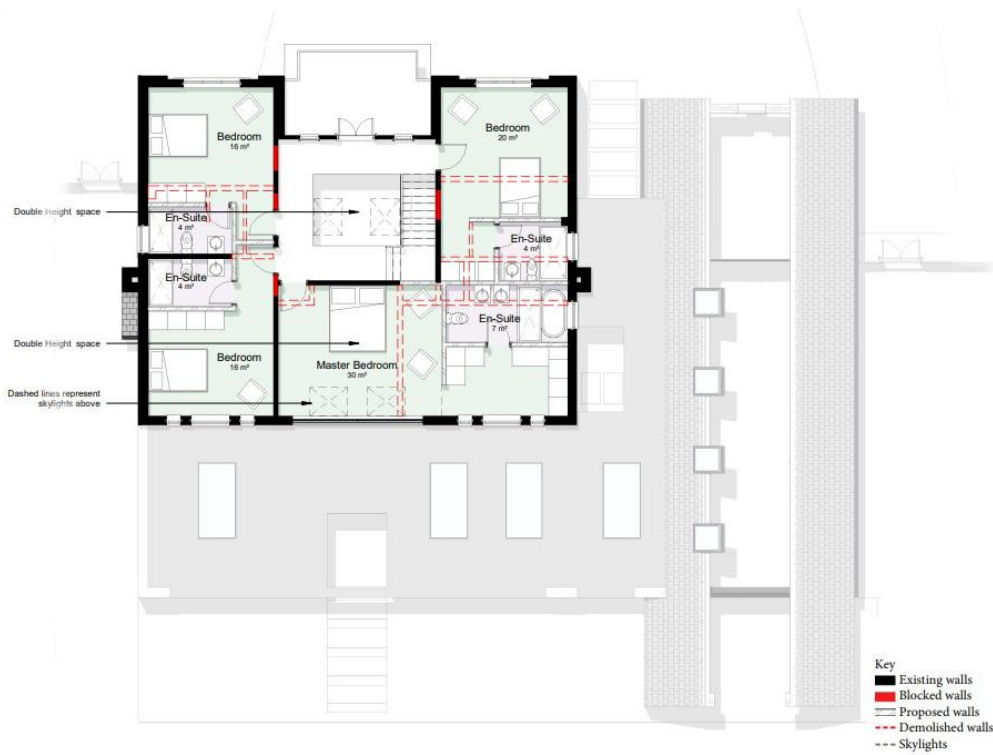




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ARTIST'S IMPRESSIONS OF PROPOSED EXTENSION





PROPOSED FLOORPLANS

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SITE PLAN



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

