

# JAMES SELICKS

3A STATION ROAD

KIRBY MUXLOE, LEICESTERSHIRE LE9 2EL

OFFERS OVER: £500,000



A fantastic, three/four bedroom detached family home, boasting spacious accommodation and a stunning dining kitchen, located on a superb plot in the centre of this thriving west Leicestershire village.

Entrance hall • cloakroom • dining room • utility room • study/ground floor bedroom four • sitting room • dining kitchen • side lobby • master bedroom • en-suite • two further first floor bedrooms • family bathroom • driveway • deep lawned rear garden • garage • EPC - D

#### Location

Located west of the city centre, the area provides convenient access to the professional quarters and mainline railway station as well as excellent road communications via the A46 to the M1/M69 motorway networks. The village itself is very pretty and offers a wide range of amenities including a popular school, a variety of social and sporting activities including a well-known 18-hole golf course, whilst being surrounded by some of Leicestershire's most attractive rolling countryside.

#### Accommodation

The property is entered via a smart composite front door with window to side, leading into a spacious entrance hallway, with tiled flooring, and housing the stairs to first floor and a ground floor cloakroom providing a two piece suite. There is a dining room with a window to the front and wood laminate flooring. A utility room provides eye and base level units and drawers, a stainless steel sink and drainer unit with mixer tap and shelving over, plumbing for automatic washing machine and tumble dryer, tiled flooring and a window to the side. A study with a window to the side could be used as a further ground floor bedroom. The spacious sitting room is bright and airy, with an inset cast iron log burner on a granite hearth, a window and French doors leading onto the garden.

The stunning dining kitchen boasts an excellent range of white urban gloss fronted eye and base level units and drawers with ample Quartz preparation surfaces incorporating a shaped breakfast bar, an undermounted one and a half bowl stainless steel sink unit with a brushed aluminium mixer tap over and a window overlooking the garden, integrated appliances include an induction hob with a stainless steel and glass extractor unit above, twin stainless steel Bosch ovens with warming drawers beneath, dishwasher and fridge-freezer, inset ceiling spotlights, tiled flooring and a further window to the side. A side lobby provides access to the garage.

To the first floor landing has inset ceiling spotlights, a Velux rooflight and provides loft access. The large master bedroom enjoys an abundance of natural light by virtue of two windows to the rear elevation and two further Velux rooflights, plus an en-suite shower room with a three piece suite comprising a low flush WC, a wash hand basin with storage beneath and a mirrored cabinet above, and a glazed shower enclosure, chrome heated towel rail, inset ceiling spotlights, part tiles walls, tiled flooring and a Velux rooflight.





SOMETIMES THE  
**DREAMS**  
THAT COME TRUE  
ARE THE **DREAMS**  
**YOU NEVER**  
EVEN KNEW THAT  
*you* HAD



Bedroom two has a Velux rooflight. Bedroom three has a window to the rear. The family bathroom has a window to the rear and a white three piece suite comprising a low flush WC, pedestal wash hand basin a mirrored cabinet above, and a panelled bath with shower screen and shower above, chrome heated towel rail, inset ceiling spotlights, part tiled walls and tiled flooring.

#### Outside

The property is approached via a low level wall and a driveway with planted borders providing ample car standing space and giving access to a single garage. To the rear of the property are particularly deep, lawned gardens with a paved patio entertaining area, wooden pergola, a variety of mature trees, plants and shrubs, a garden shed and fully fenced boundaries.

**Tenure:** Freehold

**Local Authority:** Blaby District Council

**Tax Band:** F

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Full Fibre (FTTP) broadband, 50mbps.

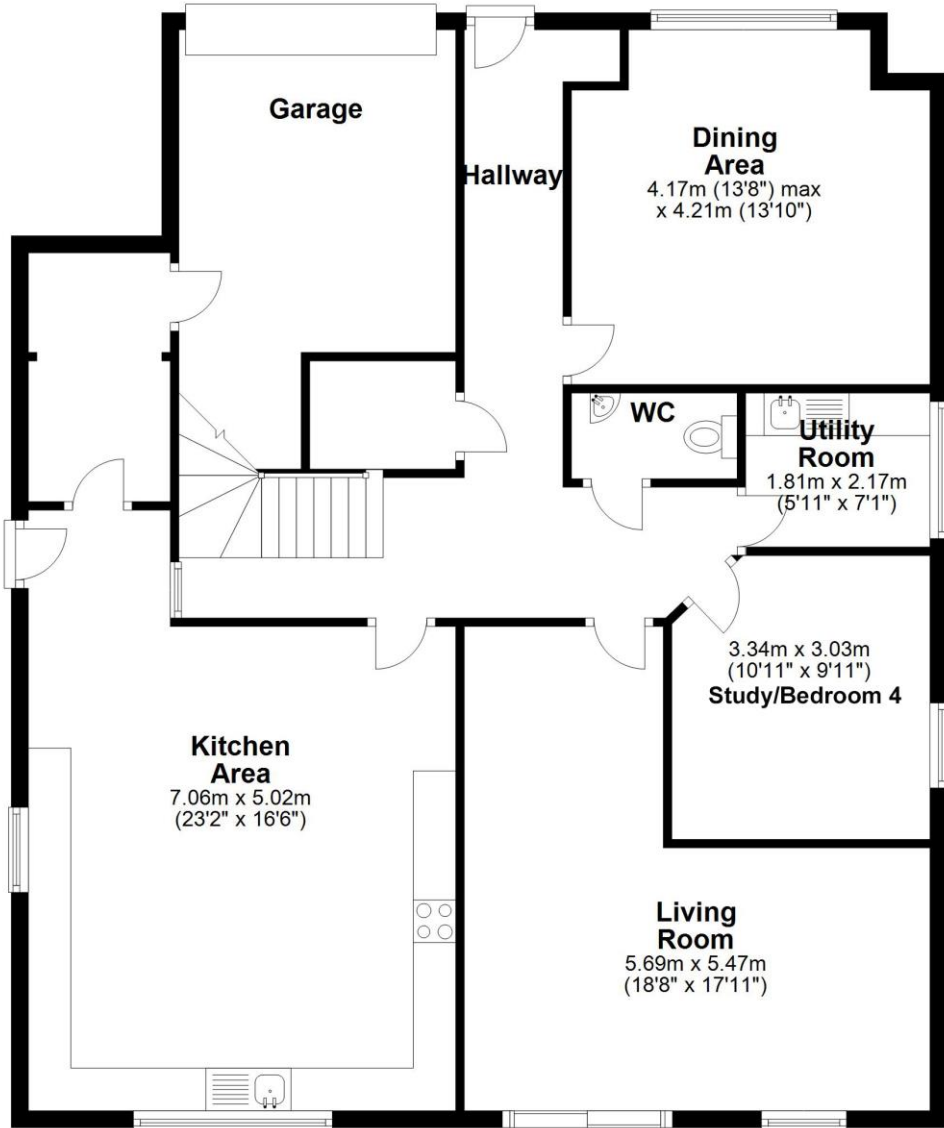
**Wayleaves, Rights of Way & Covenants:** Yes, further information available on request.

**Flooding issues in the last 5 years :** None





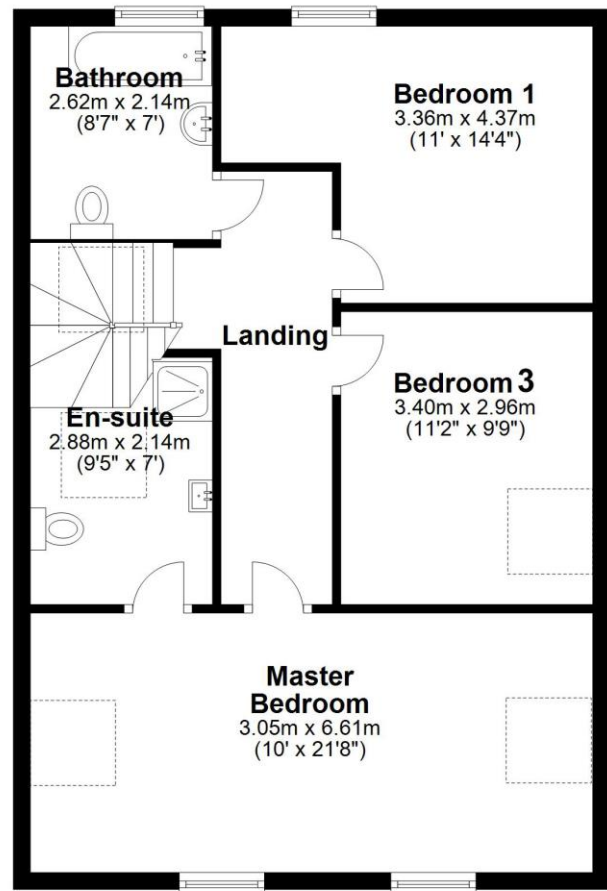




3a, Station Road, Kirby Muxloe, Leicestershire LE9 2EL

Total Approximate Gross Internal Floor Area = 2106 SQ FT / 195 SQ M

Measurements are approximate.  
Not to scale.  
For illustrative purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	62	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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.

