

JAMES
SELICKS

23 THE HUNTINGS

KIRBY MUXLOE
LEICESTERSHIRE LE9 2BX

GUIDE PRICE: £540,000



A stunning, five bedroom, two bathroom detached family home located on a lovely corner plot with a double garage, on a quiet cul-de-sac in this popular west Leicestershire village.

Entrance hall • cloakroom • study • sitting room • dining room • dining kitchen • utility • five double bedrooms • en-suite • family bathroom • driveway • corner plot • detached double garage • private, lawned rear gardens • EPC - D

Location

The village is located approximately six miles from Leicester city centre and retains a strong sense of community with amenities catering for most day-to-day needs including shopping, public houses, restaurants and an 18-hole golf course. The position also provides easy access to the M1/M69 motorway networks and Fosse Retail Park.

Accommodation

A brick storm porch and composite door lead into a spacious entrance hall with ceiling coving housing the stairs to the first floor and a cloakroom providing a two piece suite. There is a study to the front of the property with a window. The large sitting room has a square bay window overlooking the front garden, ceiling coving, a feature wooden fireplace surround with an inset living flame gas fire, marble hearth and back; double doors lead into the dining room, having ceiling coving and French doors out onto the patio. The dining kitchen boasts an excellent range of wooden eye and base level units and drawers, ample preparation surfaces, tiled splashbacks, an inset one and half bowl stainless steel sink and drainer unit with a mixer tap and window above overlooking the rear garden. There is an integrated dishwasher, space for a range style cooker with extractor unit above, a fridge-freezer and a dining table, wood effect flooring and French doors onto the patio entertaining area. A utility room with a half glazed uPVC door to the side, a stainless steel sink, worktops and matching units houses the wall-mounted boiler and provides space and plumbing for a washing machine and tumble dryer.

To the first floor a landing houses a built-in cupboard and loft access. The master bedroom has a window to the front and boasts a good range of built-in wardrobes, cupboards and drawers, plus an en-suite shower room with a three piece suite comprising a corner shower cubicle, an enclosed WC and a wash hand basin set into a vanity top with mixer tap over and cupboards under, chrome heated towel rail, an obscure glazed window to the side, part tiled walls and tiled floor. All four further bedrooms are doubles, all with windows overlooking the front or rear gardens. The accommodation is completed by the family bathroom, having a white three piece suite comprising a panelled bath with jets and shower over, a low flush WC and a wash hand basin set in a vanity top with mixer tap over and cupboards under, a chrome heated towel rail, an obscure window to the side, part tiled walls and tiled floor.

Outside

To the front of the property is a lawned frontage with shrubs and trees, a driveway providing off street car standing and giving access to a detached double garage with up and over doors, power and light. Gated access leads to the private rear gardens, mainly laid to lawn with paved patio entertaining areas, a great variety of shrubs, trees, plants, flowers and fenced boundaries.

Tenure: Freehold, Conservation Area: No

Local Authority: Blaby District Council, Tax Band: E

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

Broadband delivered to the property: Full fibre Mobile 4G & 5G broadband.

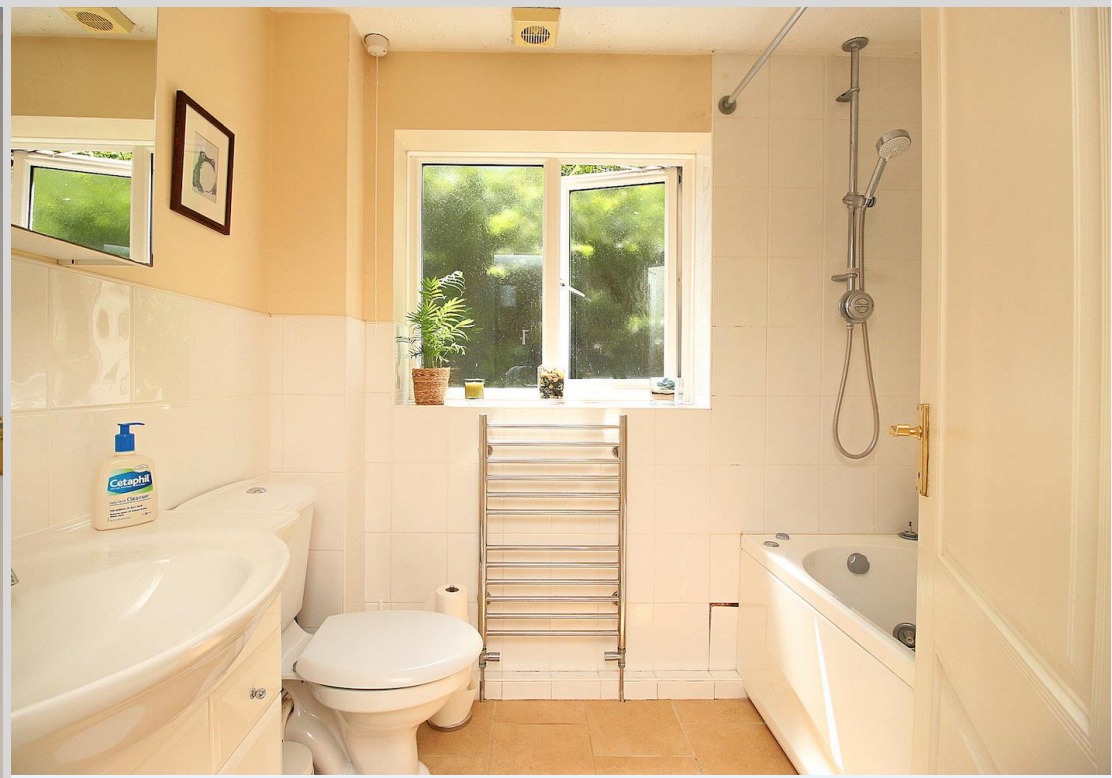
Wayleaves, Rights of Way & Covenants: None known

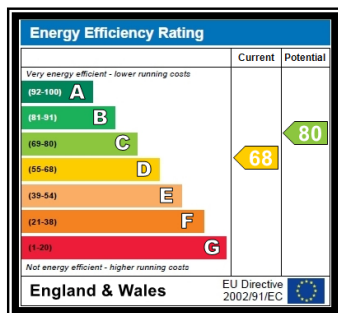
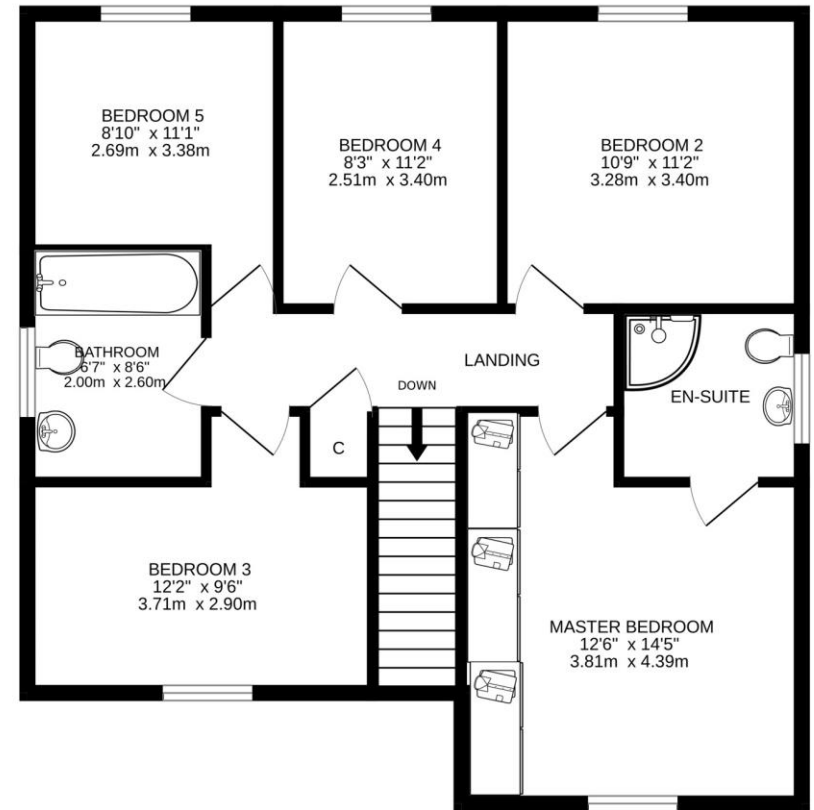
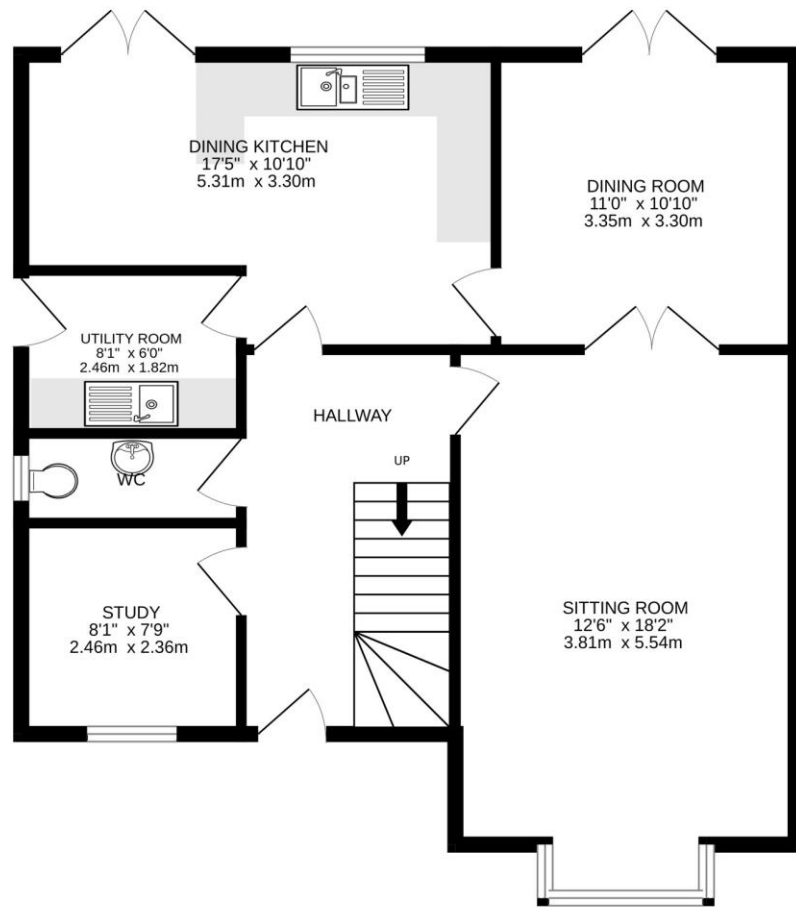
Flooding issues in the last 5 years : None known

Planning issues: Baron's Pastures development (0.5 miles away) began in 2023.









23 The Huntings Kirby Muxloe, Leicestershire LE9 2BX

Total Approximate Gross Internal Floor Area
1530 SQ FT / 142 SQ M

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



Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesllicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesllicks.com



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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.

