



Hastings Meadow Close, Kirby
Muxloe, LE9 2DR



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£434,950



Key Features

- Four Well Proportioned Bedrooms (Main Bedroom With En-suite)
- Detached Family Home
- Two Reception Rooms
- Highly Favoured Cul De Sac Location
- Gas Central Heating & Double Glazing
- Particularly Private Rear Garden
- EPC rating C
- Freehold





Enjoying a family friendly peaceful position at the head of the cul de sac, fall in love with this four bedroom detached family home situated in the highly desirable and historic village of Kirby Muxloe, perfect for growing families in search of a well proportioned home. Built by Messrs Bryant Homes, the gas centrally heated and double glazed layout includes an entrance hallway, two reception rooms, ground floor WC and modern kitchen. The first floor offers four well proportioned bedrooms (main bedroom with en-suite) and a family bathroom. The plot boasts parking to the front giving access to an integral garage, with a private mainly laid to lawn garden to the rear not overlooked from beyond. Conveniently positioned for access to the motorway network, an early viewing is therefore strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hallway & Ground Floor WC

Presented with tiled flooring, the welcoming entrance hallway gives access to the lounge and kitchen. With a central heating radiator, staircase rising to the first floor and access to a ground floor WC fitted with a two piece suite comprising a WC and wash hand basin.

Lounge 4.79m x 3.19m

Presented with neutral decor and carpet flooring, the primary reception room offers a central heating radiator and double glazed window to the front elevation.

Dining Room 3.09m x 3.19m

Perfect for formal dining occasions, the second reception room offers a central heating radiator and French doors opening out into the rear garden. Open access leads through to the:

Kitchen 3.06m x 4.57m

Fitted with a modern range of wall mounted and base units with complementary work surfaces over and matching splashbacks. Features include an inset 1.5 sink and drainer with mixer tap, built in oven and grill, hob with extraction hood above and space for appliances. With a double glazed window to the rear elevation and a rear access door.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, hatch to the insulated loft space and a built in airing cupboard.

Bedroom One 4.37m x 3.68m not into robes

A double room offering a double glazed window to the front elevation, with built in wardrobes, carpet flooring and a central heating radiator. A door leads to the:

En-suite Shower Room 1.39m x 2.23m

Fitted with a three piece suite comprising a shower enclosure, wash hand basin with storage beneath and WC, with a heated towel, shaver point and a window to the side elevation.

Bedroom Two 3.62m x 3.05m

A second double room offering a double glazed rear elevation, built in wardrobes, carpet flooring and a central heating radiator.

Bedroom Three 3.11m x 2.52m

Another practical room offering a double glazed window to the front elevation, carpet flooring and a central heating radiator.

Bedroom Four 2.59m x 2.52m

With a double glazed window to the rear elevation, carpet flooring and a central heating radiator.

Family Bathroom 1.68m x 2.19m

Fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin and wc, with complementary tiled surrounds. There is also a heated towel rail, shaver point and a double glazed window to the rear elevation.





Outside

Occupying a pleasant cul de sac position, the plot firstly offers a driveway to the front giving access to the integral garage. To the rear is a particularly private mainly laid to lawn garden with a variety of plants, shrubs and trees to the boundaries as well as a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. There is also an outside tap, outside lighting and a shed.

Integral Garage

With light, power and an up and over door to the front.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no



obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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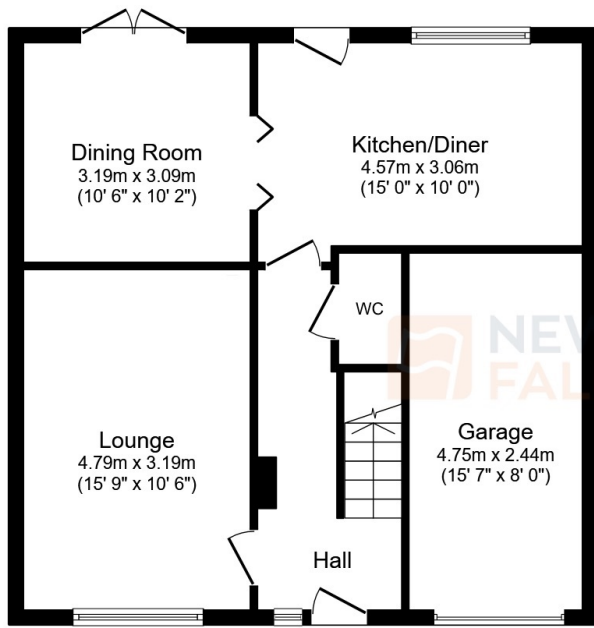
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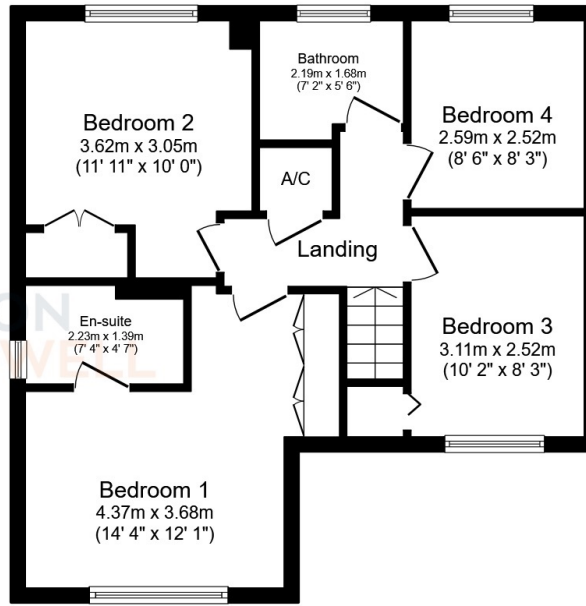






Ground Floor

Floor area 62.7 m² (675 sq.ft.)



First Floor

Floor area 53.8 m² (579 sq.ft.)

TOTAL: 116.5 m² (1,254 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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