



Barry Close, Kirby Muxloe, LE9



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Offers over £650,000



## Key Features

- Five Bedrooms
- Executive Detached Family Home
- Popular Kirby Meadows Taylor Wimpey Development
- Still Under 10 Year NHBC Warranty
- Tucked Away Position Along a 'No Through Road'
- Three Reception Rooms
- EPC rating B
- Freehold





DREAM FAMILY HOME - Occupying a set back position, fall in love with this Taylor Wimpey constructed five bedroom executive detached family home situated on the Kirby Meadows development on the fringes of the historic village of Kirby Muxloe. Benefiting from gas central heating, double glazing and working alarm, the property boasts upgrades from the standard specification including Quartz surfaces, Porcelain tiles, outside lighting and chrome handles throughout, the layout includes an entrance hallway, WC, three reception rooms, kitchen diner with island and utility room. Upstairs you will find four double bedrooms, single bedroom, two en-suites and a family bathroom. The plot offers a driveway providing parking for multiple cars, detached double garage and a mainly laid to lawn garden to the rear. Ideally placed for everyday amenities and services including renowned local schooling and access to the motorway and Leicester City Centre, this truly would make a wonderful family home.

### Accommodation

A front entrance door opens into the:

### Reception Hallway & Ground Floor WC

A welcoming entrance to the accommodation featuring a central staircase that rises to the first floor landing. With a useful built in storage cupboard and internal doors to the majority of the ground floor accommodation including a guest WC fitted with a contemporary two piece suite comprising a WC and wash hand basin.

### Sitting Room/Formal Dining Room

Enjoying an abundance of natural light provided by a double glazed walk in bay window to the front elevation, the primary reception space is presented with carpet flooring and offers neutral decor and a

central heating radiator. This room is perfect for sitting or use as a formal dining room.

### Home Office/Playroom

Currently being utilised as a home office, there is a double glazed window to the front elevation, carpet flooring, neutral decor and a central heating radiator.

### Lounge

A wonderful space for entertaining and growing families to enjoy, the rear reception room features a walk in bay window with French doors opening out into the rear garden. With carpet flooring, radiator and a door leading through to the:

### Kitchen Diner

A particular selling feature of the accommodation is the upgraded kitchen which is fitted with a range of modern wall mounted and base units with under lighting, soft closing drawers and complementary Quartz work surfaces over and matching splashbacks. Features include a one and half bowl inset sink with mixer tap and countertop drainer, built in double oven, five ring gas hob with extraction hood above, integrated dishwasher and fridge freezer. Enjoying the use of a breakfast island, there is two central heating radiators, double glazed rear elevation window and French doors opening out into the garden. A door leads to the:

### Utility Room

Providing practical space for further appliances and storage, the utility room offers continuation of the flooring from that of the kitchen, matching units and Quartz work surfaces to that of the kitchen and plumbing for a washing machine. There is a wall mounted gas boiler, inset sink, radiators and a side access door to the driveway.

### Galleried Landing

Stairs rise to the first floor landing which gives access to five bedrooms and the family bathroom, having a built in airing cupboard and a hatch to the loft.

### Main Bedroom & En-suite Shower Room

A larger than normal double room offering a double glazed rear elevation window, carpet flooring, neutral





decor and access to a built in wardrobe area. A door leads through to the contemporary fitted en-suite comprising a shower enclosure with 'Alexa' rainfall shower, wash hand basin and WC, with upgraded tiling, heated towel rail and a double glazed side elevation window.

### Bedroom Two

A second larger than normal double bedroom enjoying the use of built in wardrobes, with a double glazed window to the front elevation, carpet flooring and a central heating radiator. A door leads through to the:

### 'Jack & Jill' Shower Room

Fitted with a modern three piece suite comprising a shower enclosure with rainfall head, wash hand basin and WC, with complementary tiling, heated towel rail and a double glazed front elevation window.

### Bedroom Three

A third double room enjoying the use of built in wardrobes, with carpet flooring, central heating radiator and a double glazed window to the front elevation.

### Bedroom Four

Another double room offering a double glazed window to the rear elevation, built in wardrobes, central heating radiator and carpet flooring.

### Bedroom Five

With a double glazed window, carpet flooring and a central heating radiator.

### Family Bathroom

Fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin with storage beneath and WC, with partly tiled surrounds, shaver point and rear elevation window.

### Outside

Occupying a tucked away plot not overlooked from the front, you are first greeted by a front garden with a driveway to the side providing off road parking for multiple vehicles and giving access to the detached double garage. Gated access leads to a mainly laid to



lawn rear garden featuring a patio area perfect for outdoor sitting. There is also outside lighting and outside sockets.

### Double Garage

With light, power, two doors to the front and a side door. There is the potential to convert the roof into useful boarded loft space.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band G. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Please note that there is a service charge payable for the upkeep of the development and we are informed that this is in the region of £235 per annum but prospective purchasers are advised to make enquiries via their solicitor to verify this.

### Viewing Arrangements

Viewings are strictly by appointment only.

### Need Independent Mortgage Advice?

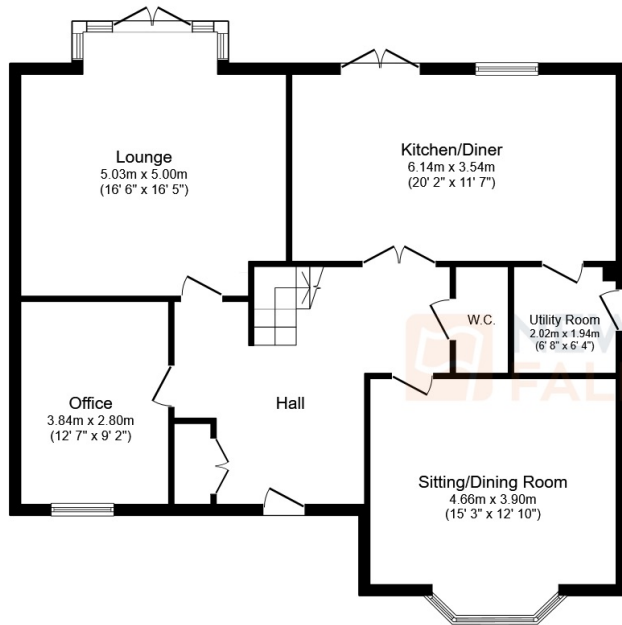
We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

### Making an Offer

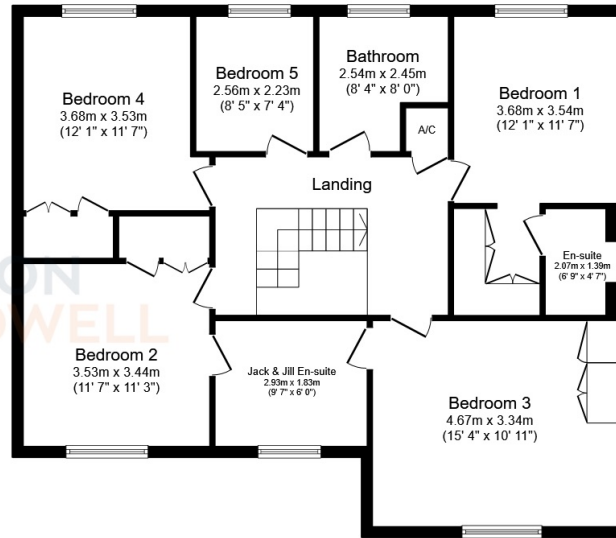
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding 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.







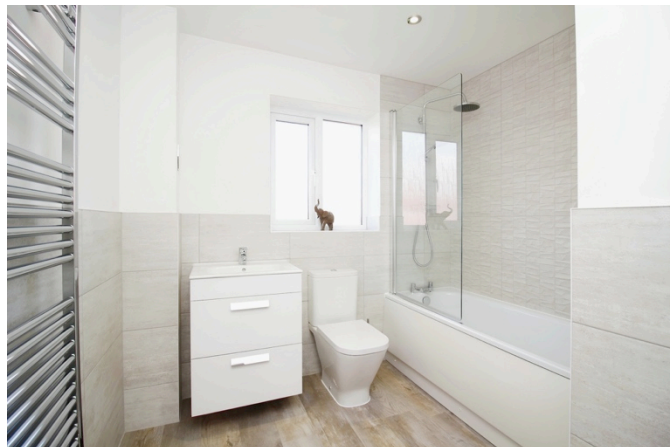
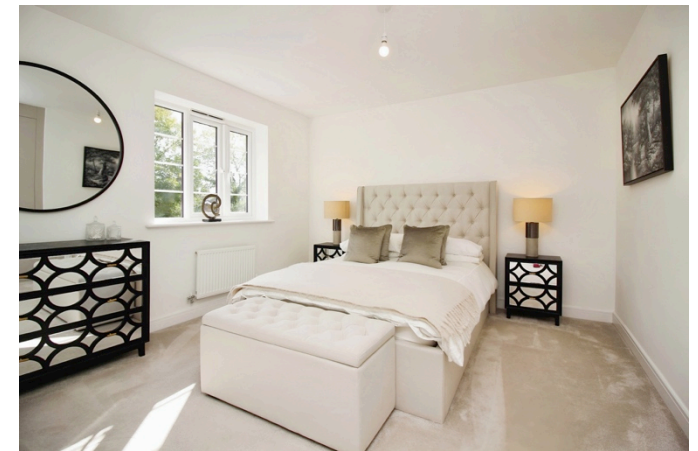
**Ground Floor**  
 Floor area 102.1 m<sup>2</sup> (1,099 sq.ft.)



**First Floor**  
 Floor area 98.8 m<sup>2</sup> (1,064 sq.ft.)

**TOTAL: 200.9 m<sup>2</sup> (2,162 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](http://www.Propertybox.io)







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