



Main Street, Kirby Muxloe, LE9

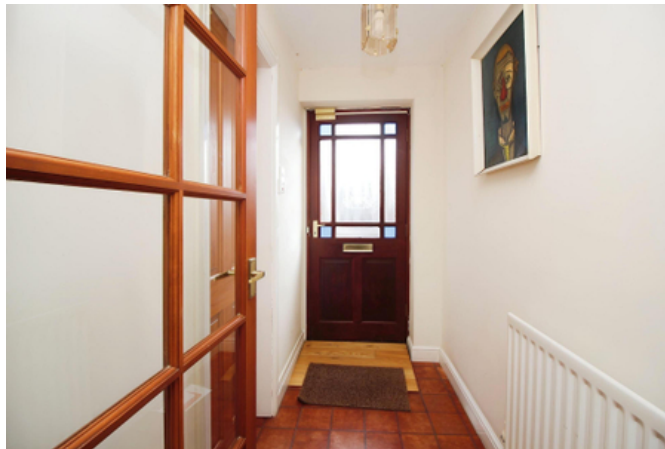


£399,950



Key Features

- Two Bedroom Detached Bungalow
- Tucked Away Position in the Heart of Kirby Muxloe
- Available With No Upward Chain
- Driveway For Multiple Cars & Double Garage
- Perfect For Those Looking For Single Storey Living
- Gas Central Heating
- EPC rating TBC
- Freehold





RARE TO THE MARKET! - Occupying a set back position off Main Street in the heart of the historic village of Kirby Muxloe, fall in love with this individually designed detached bungalow offered to the market with no upward chain and boasting amazing potential for renovation and extension subject to necessary consent. The plot enjoys the use of a driveway providing off road parking for multiple cars as well as a double garage and lawned gardens. Benefiting from gas central heating, the layout includes an entrance lobby, guest WC, kitchen diner, reception room, rear hall, two bedrooms and bathroom. Representing a rare and exciting opportunity for someone looking to downsize and enjoying a particularly private position, an internal inspection is essential.

Accommodation

Front entrance door opens into the:

Entrance Lobby & Ground Floor WC

With a door leading to the kitchen diner and a door leading to the guest WC fitted with a two piece suite comprising a wash hand basin and WC, with a window to the side elevation.

Kitchen Diner

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer, built in oven, four ring hob with extraction hood above and space for two under counter appliances. Affording ample space for a table and chairs, the room enjoys an abundance of natural light provided by windows to the front and side as well as doors opening out into the rear garden. Glazed doors lead to the:

Lounge

Presented with wood effect flooring, the reception room is positioned around a feature fireplace. With

central heating radiator, TV point, dual aspect glazing and glazed doors opening out into the rear garden.

Rear Hall

Giving access to the bedrooms and bathroom, with a useful storage cupboard.

Bedroom One

A light and airy double room offering glazing to three aspects as well as offering carpet flooring and a central heating radiator.

Bedroom Two

Another practical bedroom enjoying the use of a built in wardrobe housing the central heating boiler. With dual aspect glazing, carpet flooring and a central heating radiator.

Bathroom

Fitted with a four piece suite comprising a bath, shower cubicle, pedestal wash hand basin and WC, with complementary part tiled surrounds, mirror unit, shaver point, radiator and window.

Outside

Situated in the heart of the historic village of Kirby Muxloe, the plot is tucked away off the main street and offers a driveway providing off road parking for multiple cars and gives access to the double garage. Gated access then leads to a mainly laid to lawn garden featuring a variety of plants and shrubs. There is also an apple tree.

Double Garage

With light, power, electric door to the front as well as 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 D. 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.





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.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or



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Referrals

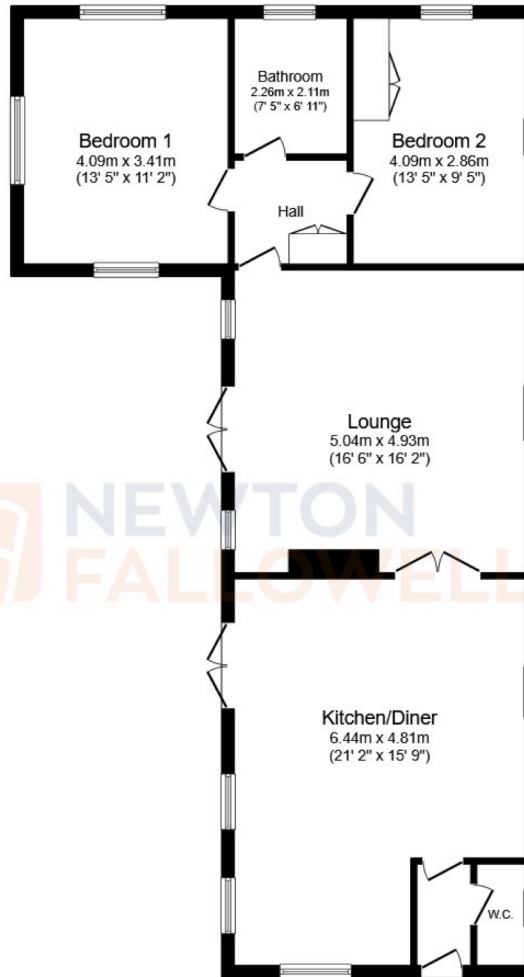
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.



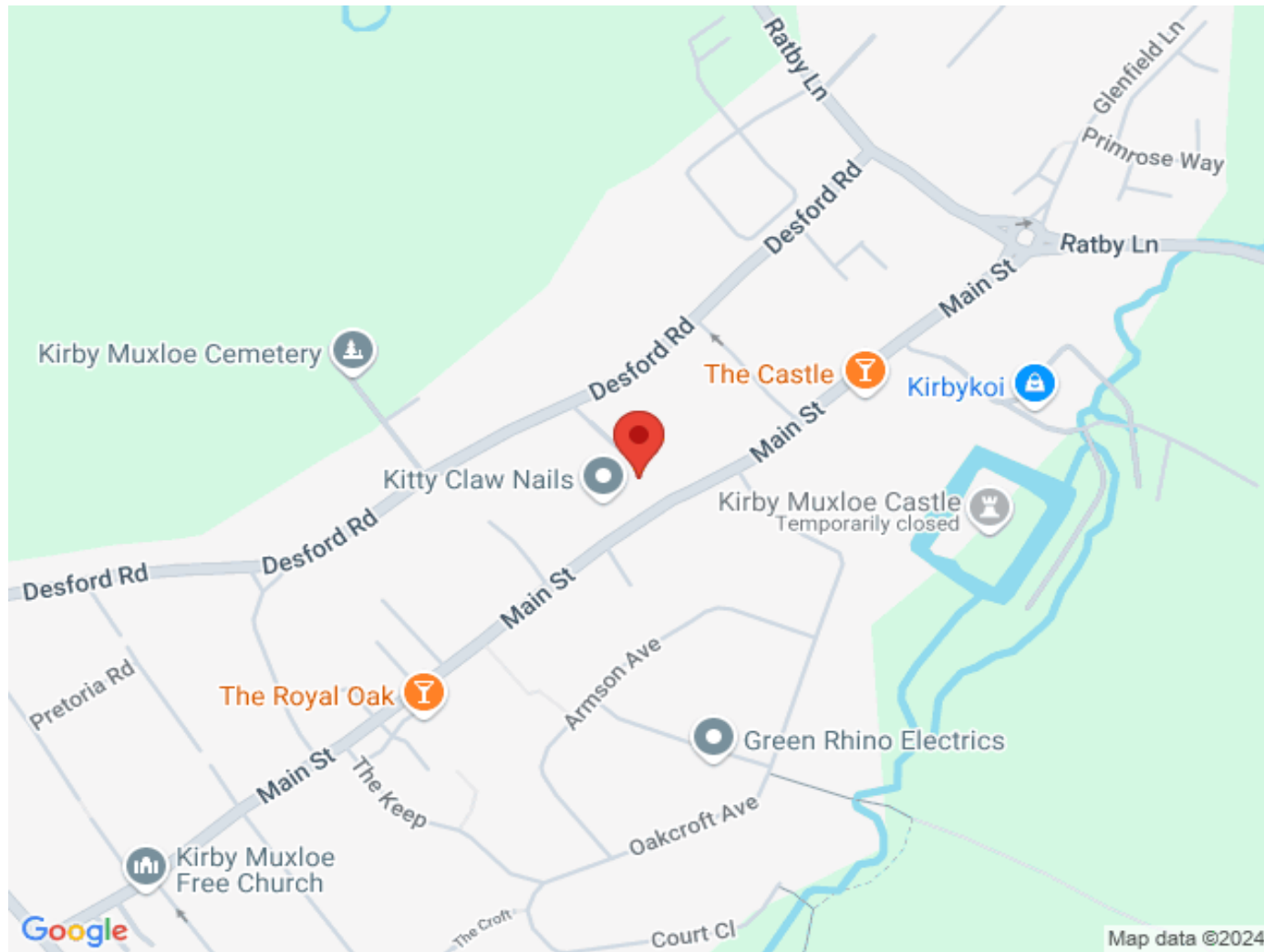




Floor Plan
Floor area 90.7 sq.m. (976 sq.ft.)

TOTAL: 90.7 sq.m. (976 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



 **NEWTONFALLOWELL**

0116 366 5666
lfe@newtonfallowell.co.uk