



Ladysmith Road, Kirby Muxloe, LE9



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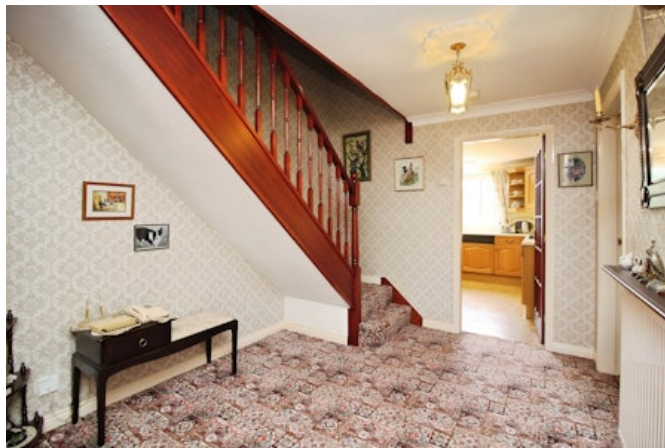
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£549,950



Key Features

- Four Bedrooms (Master With En-suite)
- Highly Desirable Village Location
- Two Reception Rooms
- Breakfast Kitchen & Utility Room
- Family Friendly Cul De Sac Position
- Larger Than Normal Rear Garden
- EPC rating TBC
- Freehold





Available on the open market for the first time since custom built approximately 40 years ago, this executive detached home sits on a plot offering a driveway, integral garage and larger than normal lawned gardens to the rear. The gas centrally heated accommodation includes an entrance hall, guest WC, two reception rooms, breakfast kitchen and utility room. Stairs rise to the first floor giving access to a master bedroom with an en-suite shower room, three further bedrooms and a bathroom. Found within walking distance to local amenities, schooling and conveniently positioned for easy access to the motorway, properties of this size, style and location very rarely come to the market and an early viewing is therefore strongly recommended.

Ground Floor

Upon entering the home, you are greeted by a welcoming entrance hallway, featuring a staircase rising to the first floor and access to a convenient guest WC. To the front of the property, a well-proportioned reception room offers an ideal setting for formal dining occasions. At the rear, the lounge provides a comfortable space to relax, with sliding doors opening directly onto the garden, creating a seamless indoor-outdoor connection.

The breakfast kitchen is fitted with a range of wall and base units, complemented by roll-edge work surfaces and tiled splashbacks. Key features include a built-in oven, hob with extractor hood above, integrated dishwasher, and an inset 1.5 bowl sink and drainer. There is ample space for a dining table and chairs, making it a practical and sociable space. A door leads to the utility room, which offers additional storage, space for appliances, and houses the central heating boiler. From here, further doors provide access to both the garage and the garden.

First Floor

Moving upstairs, a generously sized reception landing

provides access to four bedrooms, three of which are notably larger than average double rooms. The master bedroom features built-in wardrobes and a cleverly created door leading to a private en-suite shower room, fitted with a three-piece suite.

A family bathroom completes the first floor, comprising a bath, wash hand basin with storage beneath, and WC. Additional storage is provided by a built-in airing cupboard, offering both practicality and convenience.

Outside

A particular selling feature of the accommodation is the plot, set behind perimeter shrubbery creating a private feel and offering a driveway to the front providing off road parking and giving access to the integral garage measuring 5.78m x 3.19m and boasting light and power. To the rear is a larger than normal garden offering plenty of space for families to enjoy. With a paved area adjacent to the accommodation ideal for outdoor entertaining. There is also an apple tree and variety of shrubbery.

Location

The property enjoys a convenient location just a short walk from the heart of the village, where you'll find a selection of independent shops, a church, a primary school, and two popular pub/restaurants along Main Street. Kirby Muxloe is a well-regarded medium-sized village situated approximately 5 miles west of Leicester city centre, renowned for the historic remains of Kirby Muxloe Castle (Grade I Listed), dating back to around 1480.

The village offers a range of amenities including regular bus services, recreational facilities, and a Golf Club. Excellent transport links are available via the nearby A46, M69, and M1 motorways, with East Midlands Airport also within easy reach. For those commuting further afield, regular direct trains to London St Pancras are accessible from Leicester station, located just 6.6 miles away.

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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Referrals

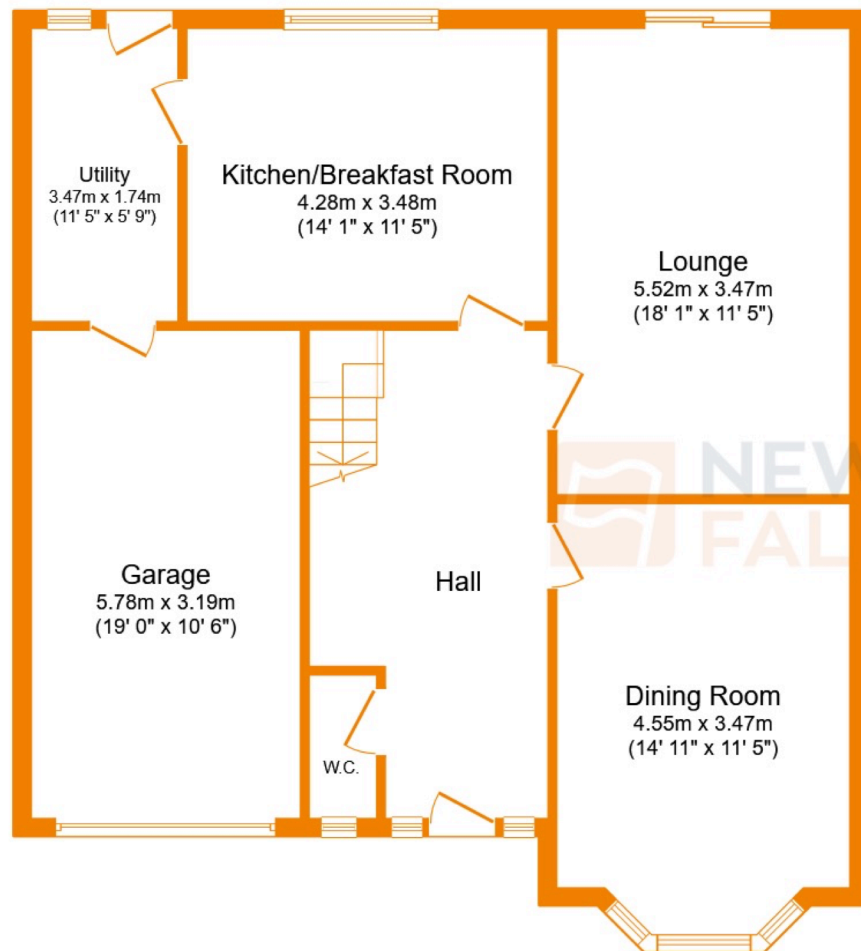
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle 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

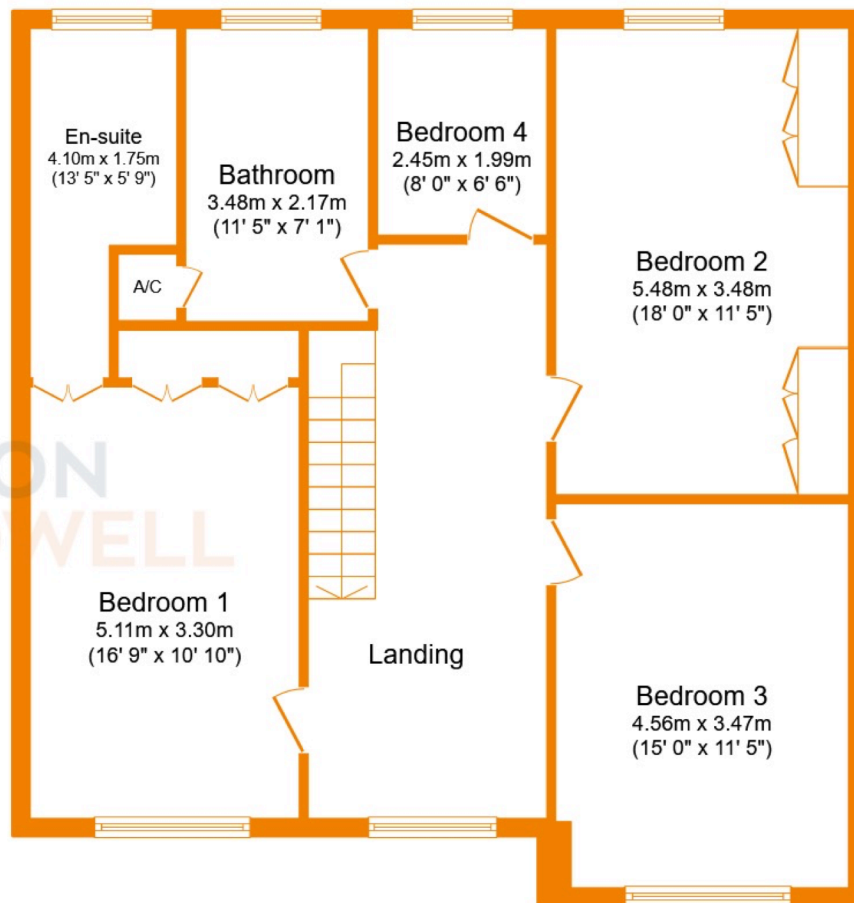
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor



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