



Princess Drive, Kirby Muxloe, LE9



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£479,000



Key Features

- Three/Four Bedrooms
- Much Improved Detached Bungalow
- Privately Owned Solar Panels
- Landscaped Driveway & Private Rear Gardens
- Modernised Kitchen
- Perfect For Families
- EPC rating D
- Freehold





Set in the sought after and historic village of Kirby Muxloe is a three/four bedroom detached bungalow enjoying a particularly private larger than normal plot with a paved driveway providing off road parking and giving access to the attached single garage, with a private landscaped garden at the rear. Having undergone a program of refurbishment and benefiting from double glazing, gas central heating and privately owned solar panels, the layout in more detail features an l-shaped lounge diner, modernised kitchen, three double bedrooms, further single bedroom/storage room and shower room. Situated within walking distance to an array of amenities and schooling as well as being conveniently located for swift access to the motorway network and surrounding countryside, an internal inspection is essential to fully appreciate the accommodation on offer.

Welcome to your new home

Upon entering the bungalow, you are welcomed into a L-shaped reception room, bathed in natural light from two rear-facing windows. This versatile space offers ample room for both formal dining and relaxed seating. It features upgraded flooring and leads seamlessly into a modernised kitchen, well-appointed with a range of wall and base units topped with complementary work surfaces. Key features include a built-in double oven, hob with extractor hood, sink and drainer, boiler, and designated spaces for appliances.

To the front of the property are two double bedrooms, accompanied by a contemporary shower room comprising a walk-in shower enclosure, wash hand basin, WC, and complementary tiling. Additional features include a built-in storage cupboard, heated towel rail, and an obscure-glass window to the side elevation for added privacy.

To the rear, you'll find a further double bedroom, a separate WC, and a fourth bedroom or optional

storage room.

Externally

Situated in the desirable village of Kirby Muxloe, the front of the property offers a paved driveway giving access to a single garage. To the rear is a mainly laid to lawn garden with a patio area adjacent to the accommodation ideal for outdoor entertaining. With fencing to boundaries and synthetic lawn.

Location

The property enjoys a convenient location just a 12-minute walk (0.6 miles) 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 - 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.

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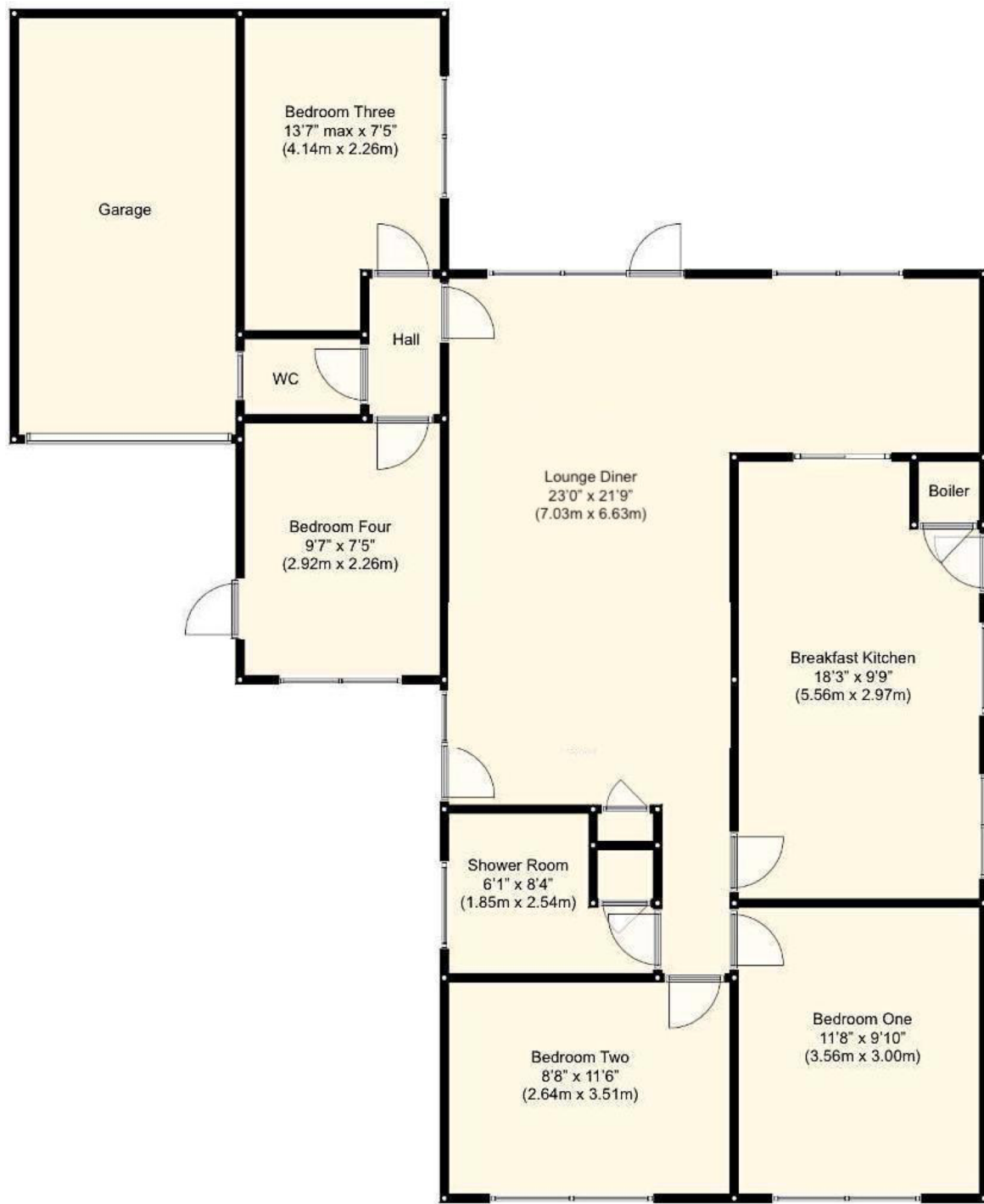
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		