



10 Pretoria Road
Kirby Muxloe, LE9 2BT

£500,000



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Kirby Muxloe, Leicester, LE9 2BT

A modern much improved and extended detached family home in much sought after village location with spacious accommodation and well appointed throughout. The property, originally built 1981 and transformed by the current owners in the last 8 years, benefits from full gas central heating (boiler 2017), UPVC double glazing, cavity wall insulation, full planning consent & completion certificates for 2016 extension. The accommodation comprises of an entrance hall, cloaks/wc, 21' through lounge, 20' fitted kitchen with appliances, open plan to a family room. Upstairs a landing, 4 good sized bedrooms, en-suite shower room and 4 piece family bathroom. Extensive gardens to front and rear, driveway for up to 6 cars. Kirby Muxloe has an excellent primary school, village shops, good road links and close-by open countryside. Internal viewing highly recommended! Freehold. Council Tax band D

Entrance Hall

A spacious and welcoming entrance hall. Double glazed composite entrance door, quality laminate flooring, carpeted dog-leg stairs to first floor, radiator, large under-stairs cloaks cupboard.

Cloaks/WC

UPVC double glazed opaque window, radiator, vinyl flooring, a modern white suite of wash hand basin, WC.

Lounge/Diner

20'10" x 12'8" (6.36m x 3.87m)

A bright and airy spacious, dual aspect through lounge-diner. Tastefully decorated. UPVC double glazed window to front, two radiators, quality laminate flooring and UPVC double glazed sliding patio doors to rear garden.

Kitchen/Diner

19'9" x 9'11" (6.04 x 3.03)

UPVC double glazed door to side, two UPVC double glazed windows to rear, quality laminate flooring, recessed spotlights to ceiling, radiator. Fitted with a modern white range of base, drawer and eye level units, work surfaces with tiled splash backs, two stainless steel sink units each with mixer taps. Built-in electric double oven, gas hob with extractor hood. Provision for washing machine & space for usual appliances. Wall mounted boiler.

Family Room

15'5" x 7'9" (4.70 x 2.38)

Open plan from the kitchen is a family room which could be a living space or a dining area. UPVC double glazed windows to the front and side, radiator, quality laminate flooring.

First Floor: Galleried Landing

Galleried landing with access to loft, neutral fitted carpet.

Bedroom One

12'2" x 9'11" (3.71 x 3.04)

A good sized master bedroom with a wealth of fitted storage. UPVC double glazed window to rear, neutral fitted carpet, radiator, built-in wall-to-wall fitted wardrobes with sliding mirrored doors.

Bedroom Two

15'1" x 7'9" (4.60 x 2.37)

Another double bedroom with storage and an en-suite shower room. UPVC double glazed window to front, neutral fitted carpet, radiator, built in wardrobes with sliding mirror doors.

En-suite Shower Room

UPVC double glazed opaque window, fully tiled shower cubicle, vanity wash hand basin, wc, vinyl floor, radiator.

Bedroom Three

10'2" x 8'5" (3.12 x 2.58)

UPVC double glazed window to front, neutral fitted carpet, radiator.

Bedroom Four

10'6" x 9'1" (3.21 x 2.78)

UPVC double glazed window to rear, neutral fitted carpet, radiator.

Family Bathroom

UPVC double glazed opaque window to front, radiator, vinyl flooring, spotlights to ceiling, extractor fan. Modern white suite comprising of panelled bath, separate fully tiled shower cubicle with electric shower, vanity wash hand basin, wc.

Outside

The property is well set back from the road with good sized open plan front gardens with extensive lawn, gravelled driveway providing off road parking for 6 cars, fenced to each side. The good sized 70' West facing rear gardens have porcelain paved patio, sleepers with steps up to extensive lawns, well stocked borders, external water tap, power socket, fully fenced boundaries.

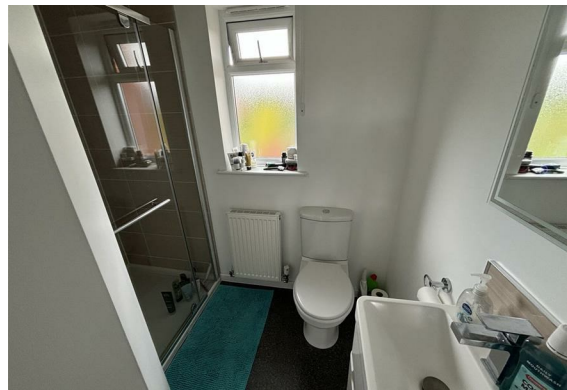
Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

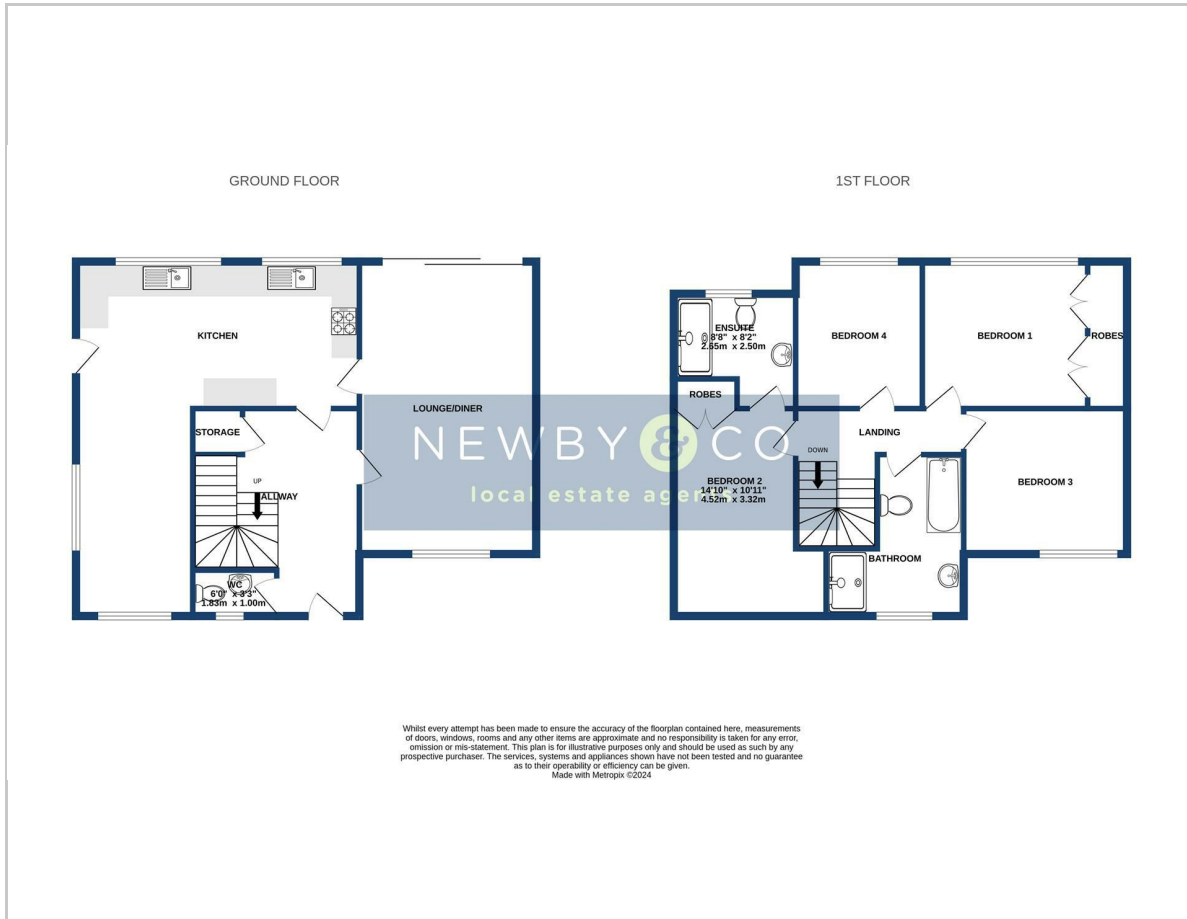
It has a Council Tax Band of x which means a charge of £x for tax year ending March 2025

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

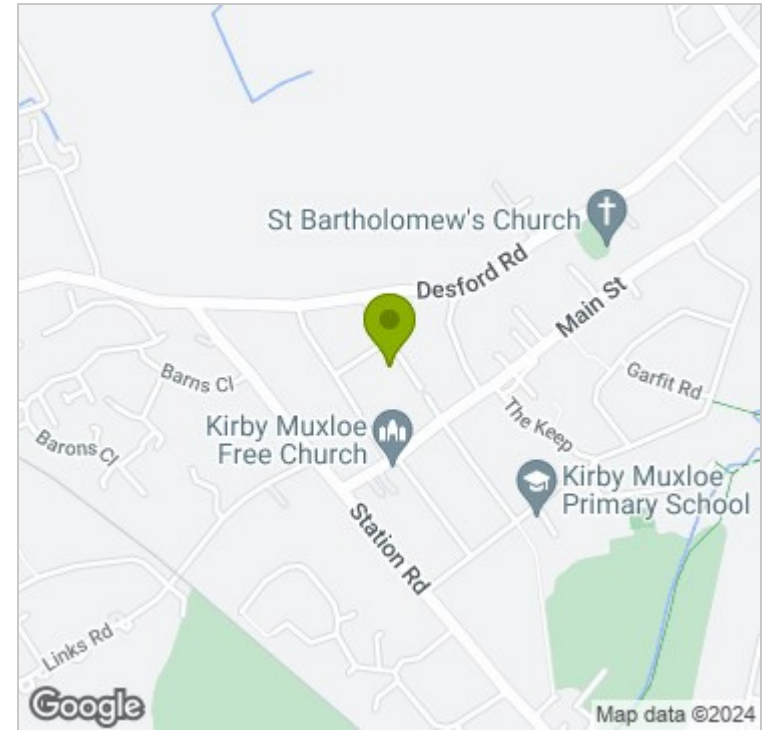


Viewing

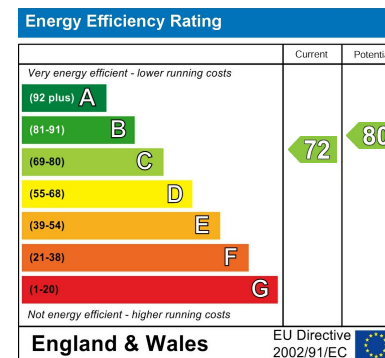
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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