



3 Osband Road
Kirby Muxloe, LE9 2FD

£385,000



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Absolutely immaculately presented detached family home built by William Davis in 2024 and situated in an excellent position on this select development on the outskirts of Kirby Muxloe village. Local shops, schools and recreational amenities are all close by as are major routes and Leicester city centre. Full gas central heating, UPVC double glazing, PVC fascias, cavity wall insulation, quality Amtico floor coverings. On the ground floor, entrance hall, cloaks/wc, through lounge, kitchen-diner with appliances, utility room. Upstairs, landing, 3 bedrooms wardrobes in two, en-suite shower room, bathroom with contemporary white suite. Gardens to front, driveway for 2 cars & garage. Delightful well kept 35' gardens to rear. A gorgeous property - early viewing highly recommend. Freehold. Council Tax Band D

Entrance Hall

A bright welcoming entrance hall with a stylish double glazed composite panelled entrance door, Amtico flooring which continues throughout the ground floor, stairs to first floor.

Cloaks/wc

An extremely useful downstairs toilet fitted with a contemporary white suite comprising of wash hand basin, wc, radiator, Amtico flooring, extractor fan.

Lounge

17'5" x 11'0" (5.32m x 3.37m)

A delightful dual aspect spacious living room with a contemporary electric wall mounted modern fire. Amtico flooring, UPVC double glazed window to front, UPVC double glazed French doors to rear, two radiators.

Kitchen-Diner

17'4" x 9'8" (5.30m x 2.95m)

A bright stylish modern fitted kitchen with triple aspect, sleek modern units, a wealth of worktop space and a full range of quality integrated appliances. There are three UPVC double glazed windows facing front, side & rear aspects, Amtico flooring, LED spotlights to ceiling, radiator. The kitchen is fitted with a sleek modern range of base, drawer and eye level units with soft close and including deep pan drawers, a wealth of worktops with upstands, one-and-a-half bowl stainless steel sink unit with mixer taps. The quality integrated appliances include a Smeg fan-assisted oven, Bosch four ring gas hob with extractor hood, integrated dishwasher and fridge freezer, Bosch fitted microwave. There is ample space for a table and chairs.

Utility Room

7'4" x 7'0" (2.25m x 2.15m)

UPVC double glazed door to rear garden, Amtico flooring, base units with worktop and an additional stainless steel sink unit, provision for washing machine and space for tumble dryer, wall mounted Worcester central heating boiler concealed in wall unit, additional tall larder unit.

1st Floor: Galleried Landing

Galleried landing with UPVC double glazed window to rear, neutral quality fitted carpet, radiator, storage cupboard, access to loft.

Bedroom One

17'5" x 11'3" max (5.33m x 3.44m max)

A delightful master bedroom with good storage options and an en-suite shower room. UPVC double glazed window to front, neutral quality fitted carpet, radiator, modern stylish built-in wardrobes.

En-suite Shower Room

UPVC double glazed opaque window, fitted with a contemporary white suite comprising of walk-in shower enclosure with twinhead mains shower, wash hand basin, wc. Spotlights to ceiling, vinyl floor, heated towel rail, extractor fan.

Bedroom Two

10'0" x 9'7" (3.07m x 2.94m)

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

Bedroom Three

9'7" x 7'1" (2.93m x 2.16m)

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

Family Bathroom

10'0" x 6'11" (3.07m x 2.11m)

UPVC double glazed opaque window, fitted with a contemporary white suite comprising of panelled bath with shower over, wash hand basin, wc. Spotlights to ceiling, vinyl floor, heated towel rail, extractor fan. Airing cupboard housing hot water cylinder.

Outside

To the front of the property is an open plan garden with lawn, shrubs.

The block paved driveway to the side of the property offers space for two cars comfortably in front of the garage.

The private rear garden is approx 35', extremely well kept and well stocked with an abundance of plants, shrubs and young trees. There is a paved patio, lawns and well stocked borders.

Local Authority & Council Tax Info (Blaby)

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

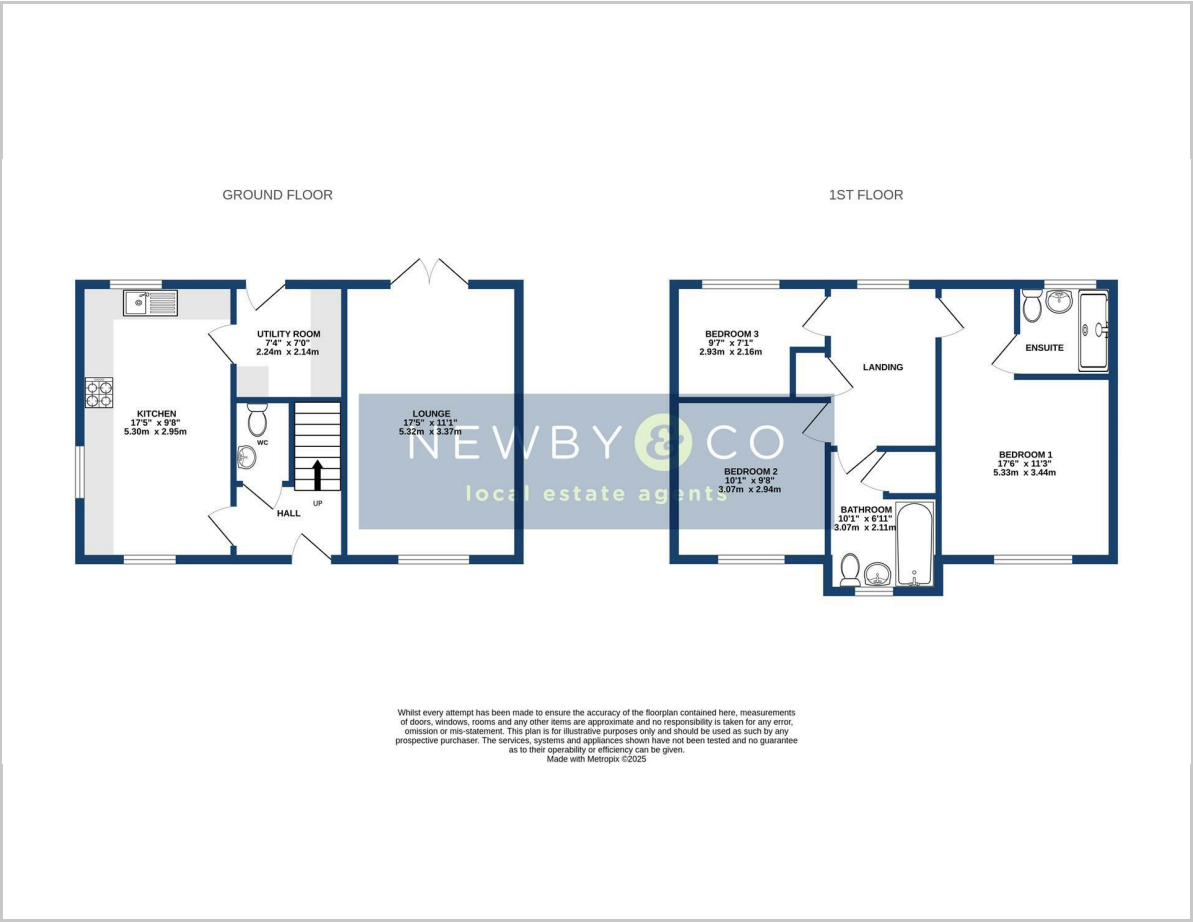
It has a Council Tax Band of D which means a charge of £x for tax year ending March 2026

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

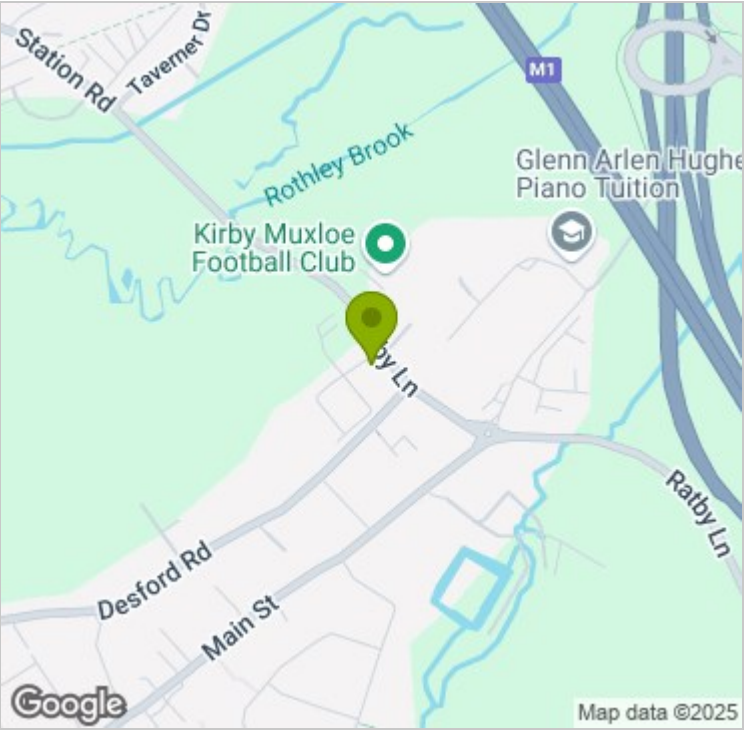


Viewing

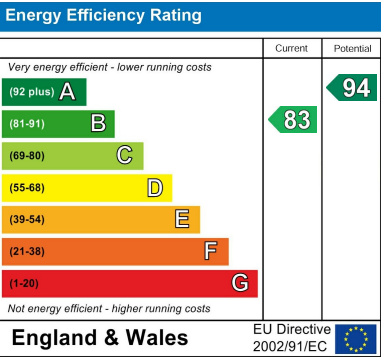
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk

