



68 Oakcroft Avenue
Kirby Muxloe, LE9 2DG

£269,950



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Kirby Muxloe, Leicester, LE9 2DG

A delightful 1950's built double bay fronted 3 bed semi detached family home in much sought after residential location and benefitting from a 45' West facing rear garden. The property benefits from full gas central heating, UPVC double glazing and offered for sale with no upward chain. The accommodation briefly comprises on the ground floor, porch, hall, lounge, dining room, kitchen. Upstairs, 3 bedrooms, bathroom. Outside front garden, driveway, carport & brick garage, 45' West facing rear garden. Early viewing is highly recommended as we expect a lot of interest due to the popularity of the location. Freehold. Council Tax band C

Porch

UPVC double glazed entrance door.

Entrance Hall

Timber glazed inner door, fitted carpet, stairs to first floor, meter cupboard, radiator.

Lounge

16'10" x 11'0" (5.15 x 3.36)

UPVC double glazed bay window to front, two radiators, fitted carpet, gas fire.

Dining Room

9'2" x 8'8" (2.80 x 2.65)

Aluminium sliding patio door to garden, fitted carpet, two radiators.

Kitchen

10'9" x 8'2" (3.30 x 2.50)

UPVC double glazed window to rear, part glazed door to side, carpet tiles, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, tiled splash back, stainless steel sink unit with mixer taps. provision for cooker and washing machine.

First Floor Landing

Hardwood double glazed window, fitted carpet, access to loft.

Bedroom One

14'1" x 10'0" (4.30 x 3.05)

UPVC double glazed bay window to front, fitted carpet, radiator, built-in wardrobes.

Bedroom Two

12'1" x 11'2" (3.69 x 3.42)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes, airing cupboard housing cylinder and boiler.

Bedroom Three

7'11" x 7'1" (2.42 x 2.18)

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

Bathroom

6'9" x 5'8" (2.07 x 1.75)

UPVC double glazed opaque window, radiator, carpet tiles, mainly tiled, extractor fan, walk in shower with electric shower, pedestal wash hand basin, wc.

Outside

The front of the property has lawn, shrubs, walled boundary, driveway providing parking for one car leading to carport and single detached brick built garage (19'4 x 8'4), two windows to side.

The private West facing rear garden, approx 45' has patio, lawn, timber shed, brick store, external water tap, fully fenced boundaries.

Local Authority & Council Tax Info (Blaby)

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

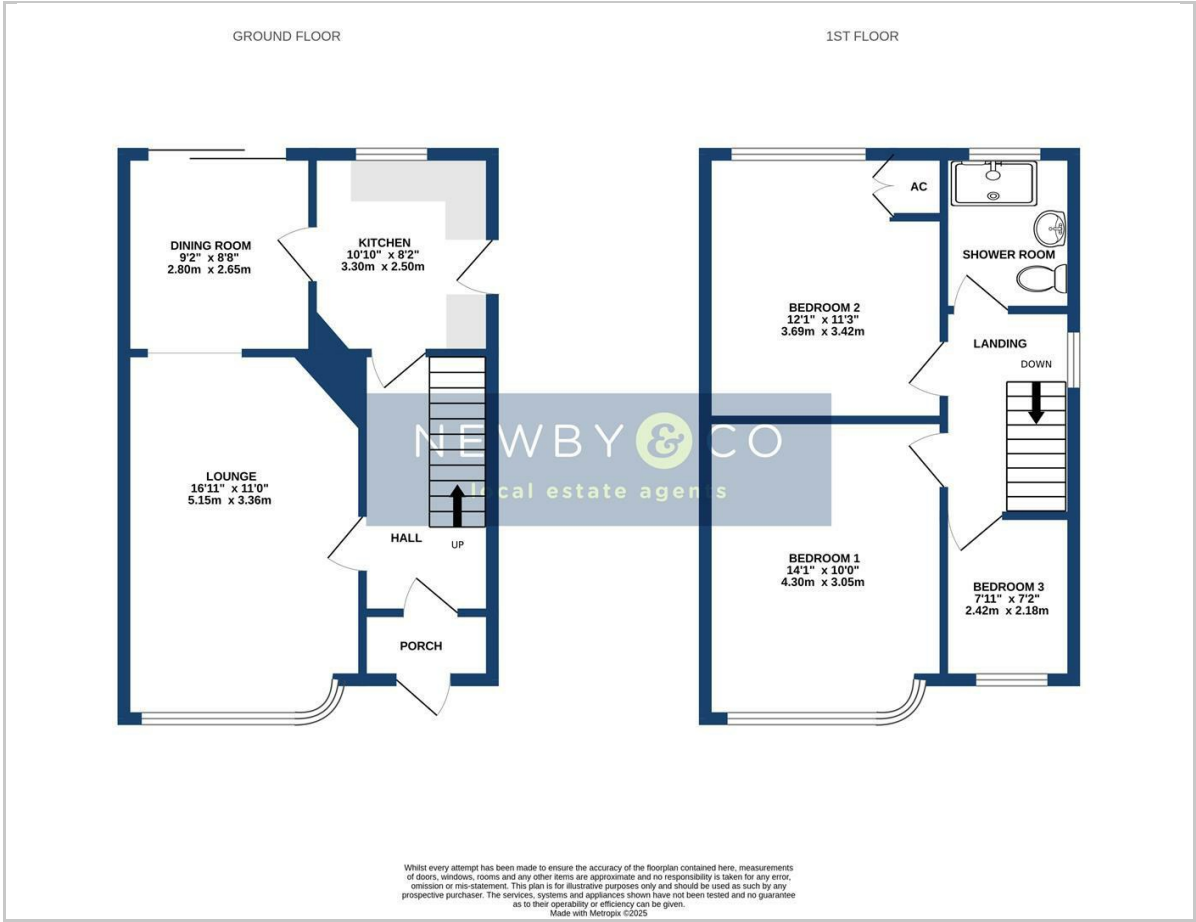
It has a Council Tax Band of C which means a charge of £2111.57 for tax year ending March 2026

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

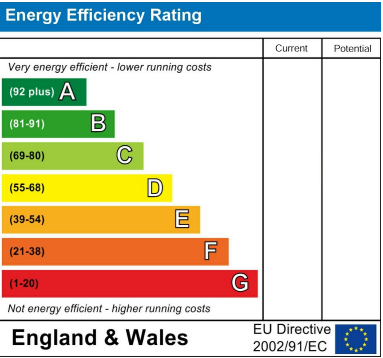
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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