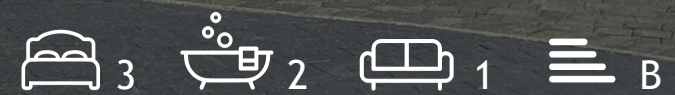




7 Shore Drive  
Kirby Muxloe, LE9 2FE

£372,500



## 7 Shore Drive

Kirby Muxloe, Leicester, LE9 2FE

A well 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, tastefully decorated throughout. On the ground floor, entrance hall, cloaks/wc, through lounge, kitchen-diner with appliances, utility room. Upstairs, landing, 3 bedrooms wardrobes in master, en-suite shower room, bathroom with contemporary white suite. Gardens to front, driveway for 2 cars & garage. modern landscaped private gardens to rear. Freehold. Viewing highly recommended. Council Tax Band D

### Entrance Hall

Composite double glazed entrance door, vinyl flooring, kick space heater, stairs to first floor.

### Cloaks/wc

Vinyl flooring, wash hand basin, wc, radiator, extractor fan.

### Lounge

17'6" x 11'0" (5.34 x 3.36)

Three UPVC double glazed windows to front and side, two radiators, fitted carpet.

### Kitchen-Diner

17'5" x 9'7" (5.31 x 2.93)

UPVC double glazed French doors, UPVC double glazed windows to front & side, vinyl flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, upstands, one and a half bowl composite sink unit and mixer tap. Built-in stainless steel SMEG fan assisted oven, gas hob with extractor hood. Integrated dishwasher, fridge/freezer.

### Utility Room

UPVC double glazed door to side, vinyl flooring, radiator, base unit with work surface, sink unit with mixer tap, provision for washing machine, wall mounted Ideal Logic combi boiler.

### First Floor Galleried Landing

UPVC double glazed window to rear, fitted carpet, radiator, access to loft, cupboard.

### Bedroom One

17'5" x 11'3" (5.33 x 3.43)

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

### En-suite Shower Room

UPVC double glazed opaque window, heated towel rail, vinyl flooring, mainly tiled walls, spotlights to ceiling, extractor fan. Walk-in shower enclosure with twin head mains shower, wash hand basin, wc.

### Bedroom Two

10'0" x 9'6" (3.05 x 2.90)

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

### Bedroom Three

9'7" x 7'1" (2.94 x 2.18)

UPVC double glazed window to front, vinyl flooring, radiator.

### Bathroom

10'0" x 6'10" (3.06 x 2.10)

UPVC double glazed opaque window, chrome heated towel rail, vinyl flooring, spotlights to ceiling, extractor fan. Panelled bath with mains shower over, glass screen, wash hand basin, wc, airing cupboard housing cylinder.

### Outside

The open plan front garden has lawn, shrubs, block paved driveway for 2 cars in tandem, single detached garage (20' x 10'), up & over door, light and power. The private rear garden has patio, lawn, external water tap, power socket, fully fenced & walled boundaries.

### Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk))

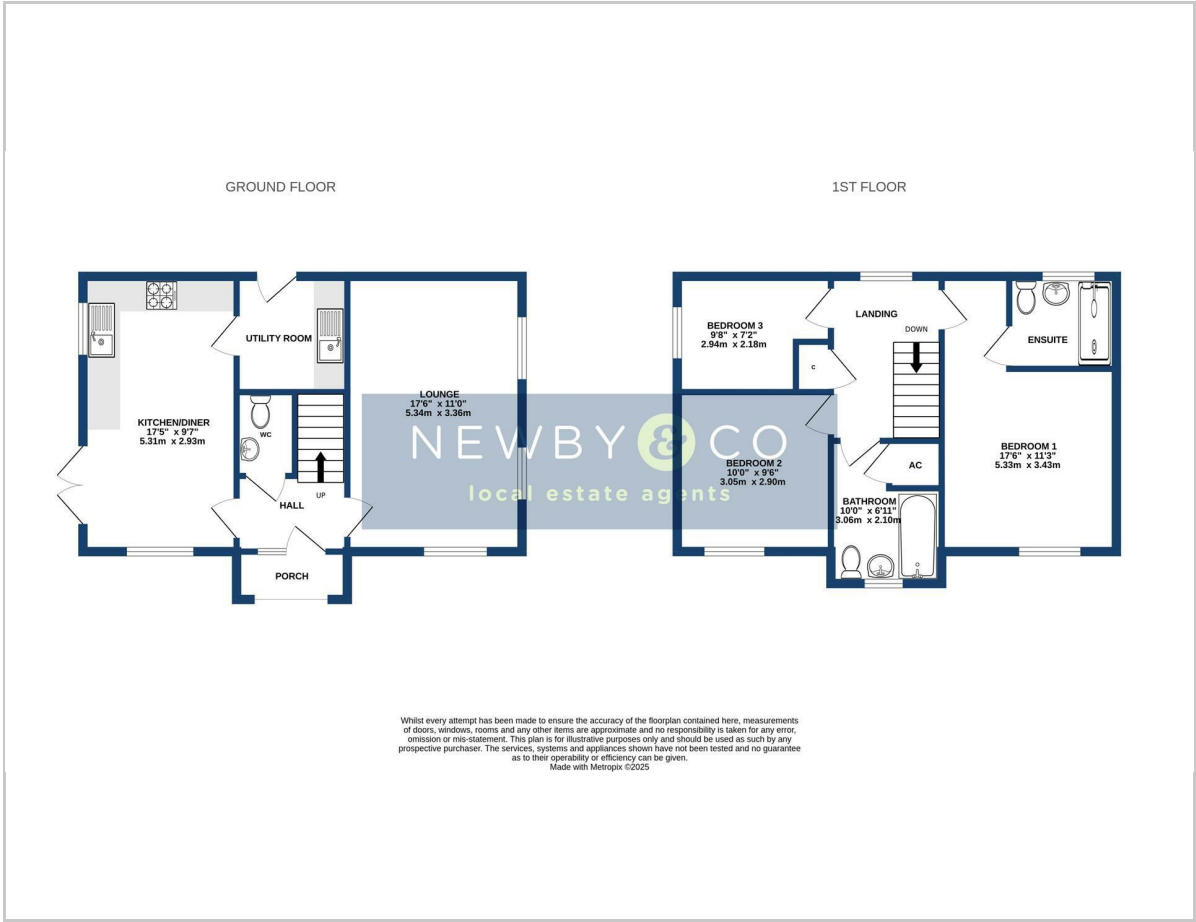
It has a Council Tax Band of D which means a charge of £2375.51 for tax year ending March 2026

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](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



Floor Plan

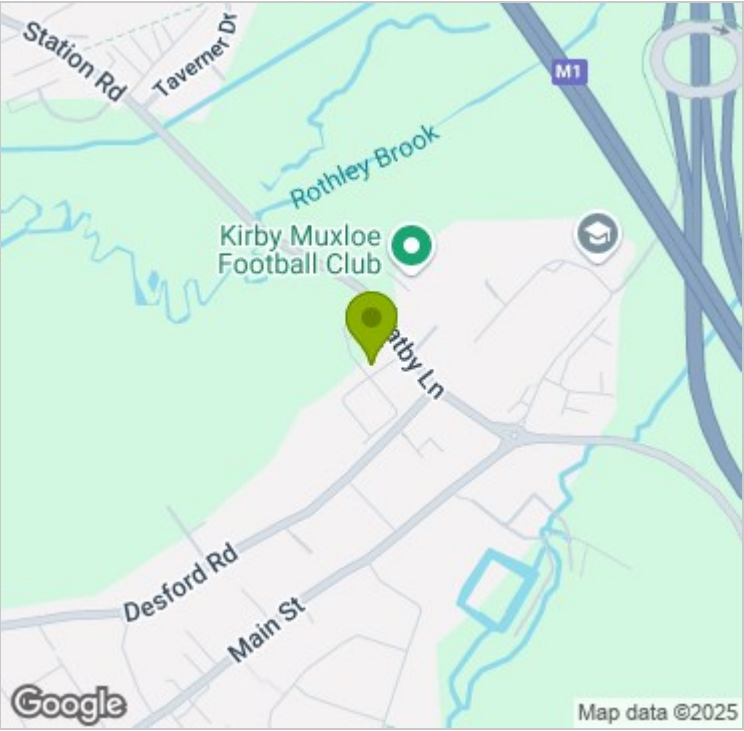


Viewing

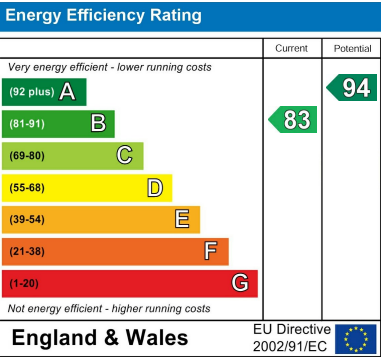
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



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

