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Highland Avenue, Kirby Muxloe, Leicester, LE9 2HU

Offers Over £425,000

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Welcome to this exceptional bungalow in the much sought after location of Kirby Muxloe. This property offers flexible accommodation, currently having two extremely generous bedrooms but with the potential to create a third or fourth bedroom easily and is ideal for families and couples alike.

Upon entering, you will immediately notice the spacious and bright reception rooms. The first reception room boasts large windows, allowing for an abundance of natural light. It also features a charming fireplace and elegant shutters, adding to the character of the room. The second reception room offers ample space for a dining table, perfect for entertaining guests. From the dining room there is also a delightful sun room, ideal for relaxing and enjoying the garden views.

The bungalow offers a well-equipped kitchen with built-in pantry and a dining space. Whether you are a seasoned chef or just enjoy cooking, this kitchen has everything you need.

This property boasts two generous double bedrooms, each with its own unique features. The first bedroom is incredibly spacious and includes an en-suite bathroom and a walk-in closet. The second bedroom features built-in wardrobes, providing ample storage space.

There are two bathrooms in this bungalow, both of which are large and fully tiled. The first bathroom offers a spacious layout, while the second bathroom includes a walk-in shower for added convenience.

Outside, you will find a double garage, providing secure parking or additional storage space. The garden view from the third reception room is simply stunning, and this room also offers direct access to the garden, allowing you to enjoy the peaceful surroundings.

Located in a peaceful area with strong local community ties, this bungalow also benefits from excellent public transport links in the vicinity.

In summary, this exceptional bungalow offers flexible and spacious accommodation, with unique features such as a double garage. Whether you are a family or a couple, this property is an ideal choice.

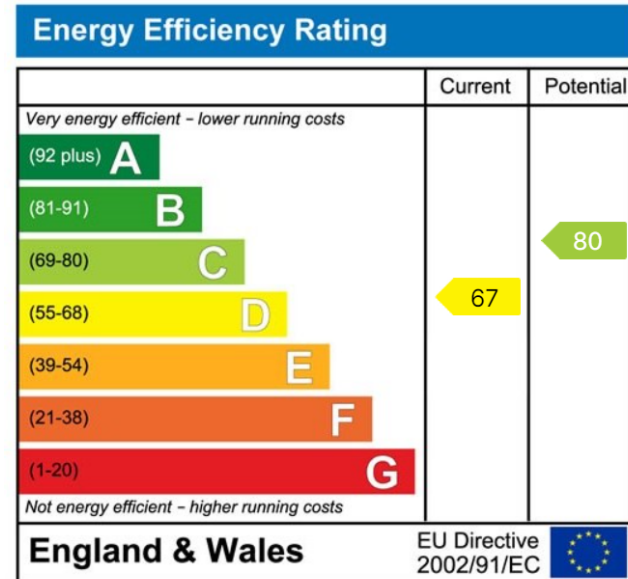


GROUND FLOOR  
1946 sq.ft. (180.8 sq.m.) approx.



TOTAL FLOOR AREA: 1946 sq.ft. (180.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown hereon are not intended and not guaranteed to be in place or working at the time of completion of the contract.  
Made with AutoCAD 2012

- Spacious Detached Bungalow
- Flexible Accommodation
- Master With En-Suite & Dressing Room
- Two Bathrooms
- EPC Rating D, Council Tax Band F
- Superbly Presented Throughout
- Two Generous Double Bedrooms
- Three Reception Rooms
- Double Garage
- DRAFT DETAILS



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

