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Station Road, Kirby Muxloe

£475,000

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Hampsons Estate Agents are delighted to present to the market this skilfully extended and extremely spacious four bedroomed semi-detached home with an incredible garden in the heart of the sought after village of Kirby Muxloe. The property offers a wealth of accommodation including a fantastic lounge/diner, separate sitting room and two bath/shower rooms. This perfect family home is close to all of the amenities of the village including good primary schooling within walking distance.

The property is approached via a gravelled driveway and a front door beneath a canopy porch leads into an entrance hall with stairs rising to the first floor landing and a door leading into an extremely generous and welcoming lounge/diner offering an ample living area with a walk in bay window to the front, multi-fuel stove and a good sized dining area. From the dining area a door leads to a useful and well appointed downstairs shower room. To the rear of the property there is a fantastic kitchen which is fitted with a wide range of Shaker style wall and base units, range style cooker and other appliances and French doors opening to the gardens. Completing the ground floor accommodation is a large second reception room which is currently used as a second sitting room but could also be used as an occasional bedroom or play room, with French doors opening out to the garden.

To the first floor there is a landing with doors off to a principal bedroom with a built in wardrobe. There are three further well proportioned bedrooms, with bedrooms two and three having built in storage and there is a stunning and incredibly spacious family shower room with shower, low flush WC, bidet and floating wash hand basin.

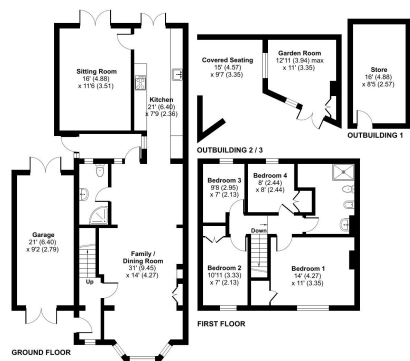
Externally, to the front of the property there is a gravelled driveway affording off road parking for several vehicles leading to an integral single garage, offering great storage or the potential to extend further subject to planning. To the rear of the garage there is a covered lobby and a path leading to the incredible mature and extremely private rear garden which is a gardeners dream. It is mainly laid to lawn with a gravelled seating area, brick built summer house with power and light and a wonderful covered decking area, ideal for summer evenings! There is also an ornamental pond, raised



Station Road, Kirby Muxloe, Leicester, LE9

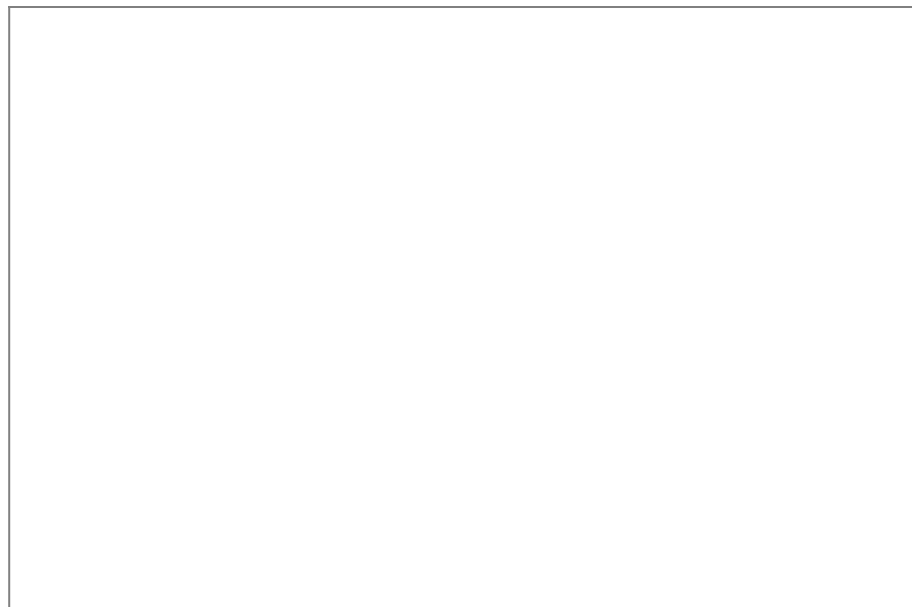


Approximate Area = 1463 sq ft / 135.9 sq m
 Garage = 183 sq ft / 17.0 sq m
 Outbuildings = 363 sq ft / 33.7 sq m
 Total = 2019 sq ft / 187.5 sq m
 For information only - Not to scale



Floor plans produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (December), October 2024. Prepared for mortgage broker agents. 602 / 110919

- Extended Semi-Detached Home
- Incredible Gardens
- Four/Five Bedrooms
- Two Reception Rooms
- Two Shower Rooms
- Fantastic Bay Windowed Lounge/Diner
- Summerhouse & Covered Decking To Rear
- Sought After Village Location
- EPC Rating TBC, Council Tax Band C
- 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.

