



Portland Road, Kirby Muxloe, LE9



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£800,000



Key Features

- Three Bedrooms, All with Built in Wardrobes
- Detached Bungalow
- Secluded Larger Than Normal Plot
- Prestigious Residential Location
- Adjacent to Fields
- Gas Central Heating & Double Glazing
- EPC rating TBC
- Freehold





HIGHLY DESIRABLE LOCATION! - Enjoying a premier location on this prestigious road, this individually designed detached bungalow stands proudly on a secluded plot adjacent to open fields oozing tranquility. Benefiting from gas central heating and double glazing, features include an entrance porch and hallway, split level lounge diner with open views across the garden and neighbouring fields, breakfast kitchen, utility room, three bedrooms all with built in wardrobes, bathroom and guest WC. Outside a sweeping driveway provides off road parking for multiple vehicles with access to a garage and front and rear lawned gardens. Properties of this style and location very rarely come to the market and therefore an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Porch

With tiled flooring and a door opening into the:

Entrance Hallway

Presented with carpet flooring, the welcoming entrance hallway gives access to all of the accommodation including a guest WC. With a central heating radiator and a hatch to the insulated loft space.

Dining Area

Glazed doors open into the dining area, perfect for formal dining occasions. With carpet flooring, central heating radiator and a bow window to the side elevation offering views of the open fields to the side. Steps lead down to the:

Living Area

Positioned around a feature fireplace, the lounge enjoys light provided by sliding doors to the rear

elevation as well as windows to the side elevation. With carpet flooring, central heating radiator and coving.

Breakfast Kitchen

Fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include an inset 1.5 sink with mixer tap and countertop drainer, built in oven and microwave, hob with extraction hood above, integrated dishwasher and fridge freezer. Affording ample space for a table and chairs, there is tiled flooring, double glazed window to the side elevation and a door to the:

Utility Room

Providing further storage and space for appliances, with a double glazed window to the side elevation, useful storage cupboard and a side access door leading outside.

Bedroom One

A double room enjoying the use of built in wardrobes, with a double glazed bow window overlooking the rear garden. There is also carpet flooring, central heating radiator and coving.

Bedroom Two

A second double room boasting built in wardrobes, with a double glazed window overlooking the rear elevation, carpet flooring and a central heating radiator.

Bedroom Three

A practical third bedroom offering a built in wardrobe, double glazed window to the front elevation, carpet flooring and a central heating radiator.

Bathroom

Fitted with a three piece suite comprising a bath with shower over, wash hand basin with storage beneath and WC, with complementary tiled surrounds. There is also a heated towel rail and double glazed front elevation window.

Outside

Occupying a particularly desirable position, the plot stands proudly at the end of the 'no through road'





within this highly regarded location. The plot firstly begins with a sweeping driveway providing off road parking for multiple vehicles giving access to the attached garage measuring 5.13m x 5.78m. There is also a larger than average front lawn. Gated access leads to a larger than average rear garden being mainly laid to lawn with a variety of plants, shrubs and trees to borders. Featuring a raised patio area adjacent to the accommodation ideal for those occasions when entertaining.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before



a sale can be agreed.

Agents Note

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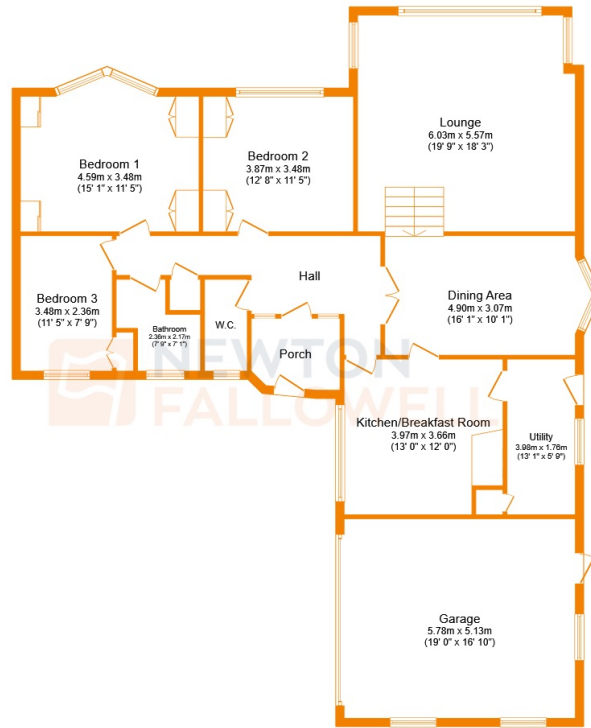
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Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io





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