



8 STATION ROAD, KIRBY MUXLOE, LEICESTER,
LE9 2EJ

OFFERS OVER
£500,000

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£500,000 FREEHOLD



ENTRANCE HALL

Having an under stairs cupboard and stairs leading to the first floor landing and doors to:

HOME OFFICE

14'4 into bay x 13'

Benefiting from a bay fronted window, window to the side aspect, radiator, power points and a Low Level WC and Wash hand basin.

LOUNGE

15' into bay x 12'1

There is a bay fronted window, window to the side aspect, radiator, power points and sliding doors leading through to:

LIVING ROOM

13'4 x 12'

With a window to the side and rear aspects, power points, radiator and feature fire surround.

DINING ROOM

13'5 x 10'3

Benefiting from windows to the side aspect, radiator, power points and a door through to:

KITCHEN

10'6 x 7'1

With wall and base units having work surfaces, sink with mixer tap, window to both side aspects, power points, door to the lean to Porch, door to the Walk in Pantry (6'5 x 4'10) with a window to the side aspect and there is also a door to:

UTILITY

10'2 x 7'11

There is plumbing for a washing machine, windows to both side aspects, sink, base units, work surface, power points, door to the rear garden and door to:

WC

Comprising a low level WC, Wash hand basin and a Window.

FIRST FLOOR LANDING

With steps leading to both sides of the property, Windows to the rear and side aspects, door to the 6'9 x 4'5 walk in store with a window to the front aspect, Loft access with drop down ladder and there are also doors to:

BEDROOM

13'4 x 12'

Benefiting from windows to the side and rear aspects, radiator and power points.

BEDROOM

13'1 x 12'

Having a windows to the front and side aspects, radiator and power points.

BEDROOM

13'6 - 9'10 x 10'6 - 9'8

Having windows to the side aspect, radiator, power points and a low level WC and Wash hand basin.



BEDROOM

12'1 x 11'3

Benefiting from windows to the front and side aspects, radiator, power points and fitted cupboard.

BEDROOM

11'1 x 10'3

There are windows to both side aspects, radiator, power points and a Wash hand basin.

BATHROOM

Comprising a low level Wash hand basin, Bath, Complimentary tiling and a Window to the side aspect.

WC

Comprising a low level WC and a Window to the side aspect.

GARDEN

This extensive 'wrap around' garden enjoys a mainly laid to lawn garden with various borders and patio seating areas that appreciate a number of shrubs, plants and trees. There is a Shed, Greenhouse and a Brick outhouse that has a small sheltered area that can fit a small car.

PARKING

Accessed from Barwell Road, there is ample off road parking for a number of vehicles that leads to pop up Car Port nearer the rear access to the property.

ADDITIONAL INFORMATION

Please note: A structural survey has recently been carried out on the property in February 2024. Please call 01162 367000 for further details where we are happy to send a copy of the survey report upon request'.

KIRBY MUXLOE VILLAGE

Kirby Muxloe is a prestigious and well regarded village lying approximately five miles from Leicester city centre, offering a wide range of local amenities including a popular school, sporting facilities, shopping, public houses and a renowned 18-hole golf course and the village also has ready access to some delightful countryside. The popularity of the area is further enhanced by accessibility to major road links both to Fosse Park and to Leicester city centre, eight miles to the east. The position is particularly well placed for access to the M1/M69 motorway networks and Fosse Retail Park.

MEASUREMENTS

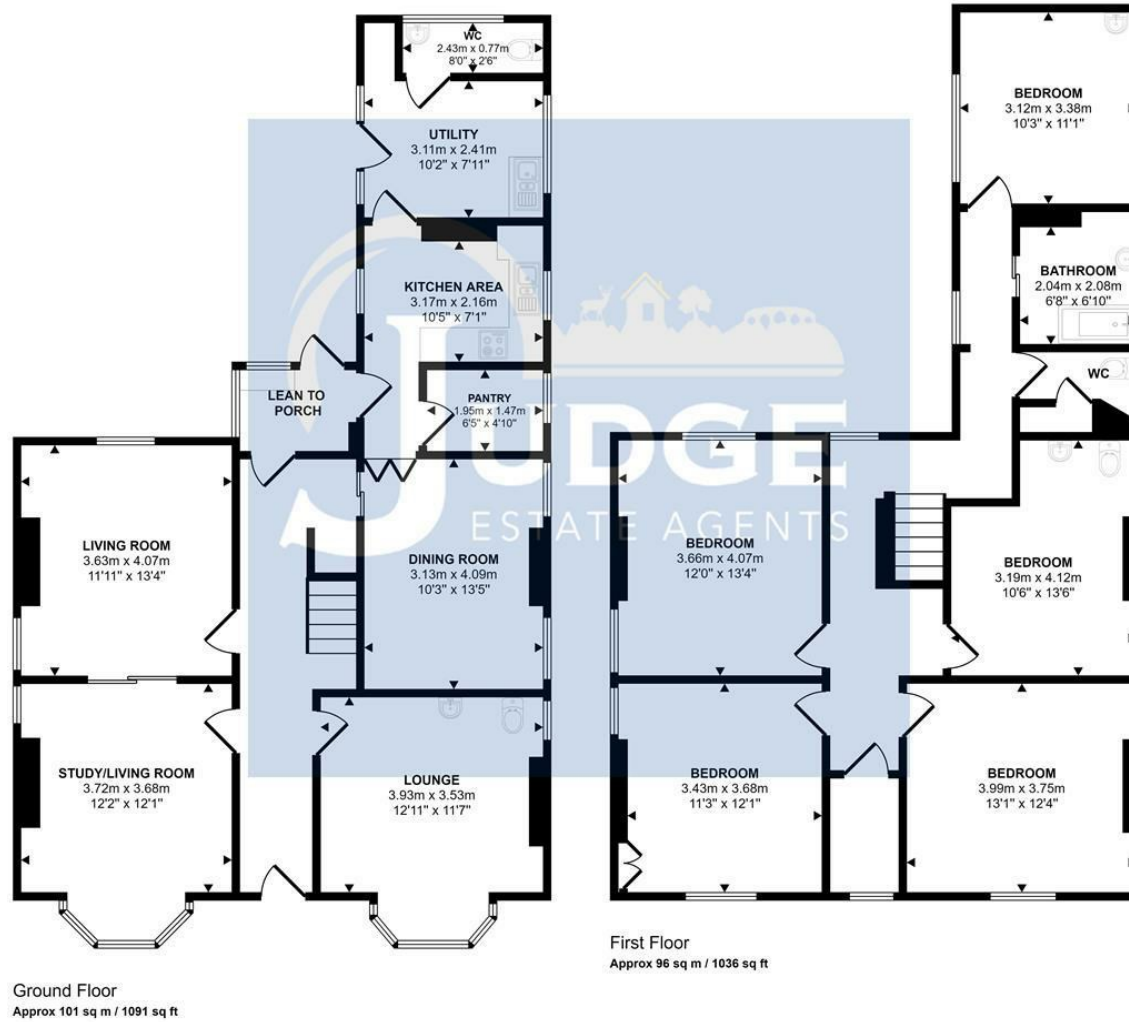
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE



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Approx Gross Internal Area
198 sq m / 2127 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings strictly by appointment via Judge Estate Agents

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 79 (Current), 54 (Potential)
Environmental Impact (CO₂) Rating: 79 (Current), 54 (Potential)

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PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

