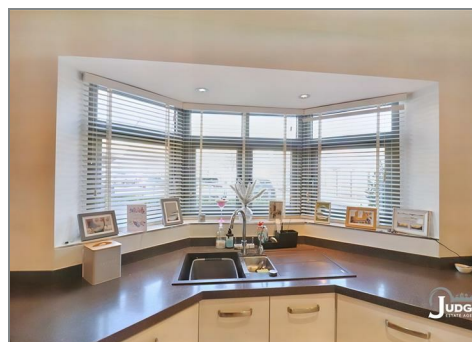
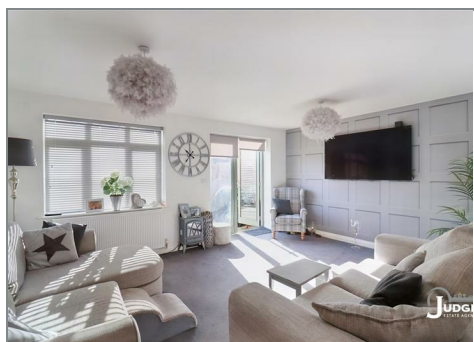




HOWARDS COURT KIRBY MUXLOE



- FOUR BEDROOM SEMI-DETACHED
- OFF ROAD PARKING
- HIGHLY REGARDED VILLAGE LOCATION
- GROUND FLOOR WC

- THREE STOREY
- CUL-DE-SAC LOCATION
- QUAIN REAR GARDEN
- COUNCIL TAX BAND - D

Asking price £359,950

<https://www.judgeestateagents.co.uk>



A stunning and spacious, three-storey, four bedroom semi-detached home built to a high specification that is situated in the popular area of Kirby Muxloe. Located within a most highly regarded village and a house that makes for an ideal family home benefits briefly of an Entrance Hall, WC, Living Room, Kitchen/Dining Room, First Floor Landing with Three Bedrooms and a Bathroom, Second Floor Landing with a Shower Room and Bedroom. To the rear there is a low maintenance garden and there are two allocated off road parking spaces. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading to the first floor landing, radiator and doors to:

LIVING ROOM

15'7 x 12' (4.75m x 3.66m)

Benefiting from a window and patio doors to the rear aspect, radiator, power points and a TV point.

WC

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

KITCHEN/DINING

15'5 x 11'8 (4.70m x 3.56m)

There are a range of white eye and base level units and

drawers with ample preparation surfaces, an undermounted one and a half bowl sink and drainer unit with mixer tap over, integrated Bosch washing machine and dishwasher, integrated Bosch stainless steel oven with electric hob, splashback and extractor hood above, integrated fridge and freezer, space for a dining table, inset ceiling spotlights, tiled flooring and a bay window to the front elevation.

FIRST FLOOR LANDING

Having stairs leading to the first floor landing and doors to:

BEDROOM

13'11 x 9'9 (4.24m x 2.97m)

Benefiting from two windows to the front aspect, radiator, power points and fitted wardrobes.

BEDROOM

11'10 x 8' (3.61m x 2.44m)

There is a window to the rear aspect, radiator and power points.

BEDROOM

11'11 x 7'6 (3.63m x 2.29m)

Having a window to the rear aspect, radiator and power points.

BATHROOM

7'10 x 5'7 (2.39m x 1.70m)

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





SECOND FLOOR LANDING

There is a Window to the front aspect, power points, Built in Cupboard and doors to:

BEDROOM

16'1 x 11'11 (4.90m x 3.63m)

With Velux windows to the rear aspect, radiator and power points.

REAR GARDEN

A quaint garden with a patio, artificial lawn as well as a Shed.

PARKING

There is allocated off road parking approached alongside to the rear of this lovely home.

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.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.



MEASUREMENTS

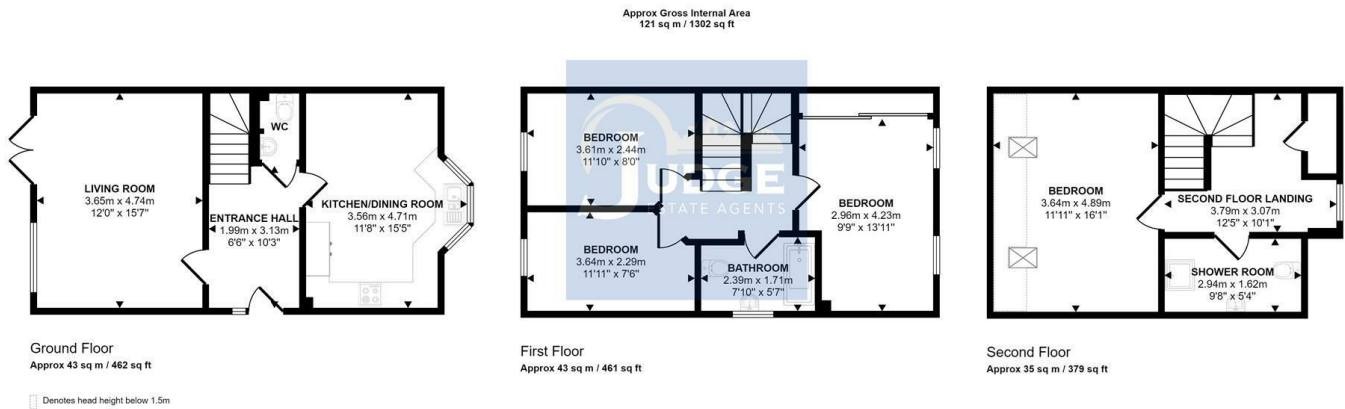
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

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). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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





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.

