



- THREE BEDROOM DETACHED HOUSE
- DOUBLE GARAGE
- GROUND FLOOR WC

- SPACIOUS ROOMS
- READY FOR NEXT OWNER TO RENOVATE
- COUNCIL TAX BAND - E

Price guide £399,950



This particularly spacious three bedroom detached house offers ample ground floor living areas as well as having good sized bedrooms to the first floor. In a highly sought after village location as well as being sold with no upward chain, this lovely property is ready for the next purchaser to add their own touch. Internally the property benefits an Entrance Porch, Entrance Hall, WC, Living Room, Dining, Lounge areas, Kitchen, First Floor Landing, Three Bedrooms and a Bathroom. To the rear there is a well established garden and from the front there is off road parking that also leads to a Double Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

Having a door leading to:

ENTRANCE HALL

14'10 x 6'10 (4.52m x 2.08m)

With stairs leading to the first floor landing, under stairs cupboard, power point, radiator and doors to:

WC

Comprising a low level WC, Wash hand basin, Radiator and a Window to the front aspect.

LIVING ROOM

17'7 x 11'10 (5.36m x 3.61m)

Benefiting from a bow fronted window, radiator, power points, TV point and a feature fire surround.

DINING AREA

13'1 x 9'7 (3.99m x 2.92m)

There is a window to the rear aspect, radiator, power points, door to the Kitchen and an access through to:

LOUNGE

12'10 x 11'10 (3.91m x 3.61m)

Having a radiator, power points, TV point and Patio doors to the rear aspect.

KITCHEN

11'6 x 9'4 (3.51m x 2.84m)

There are a range of wall and base units with work surfaces, sink with mixer tap and a drainer, window and door to the rear aspect, power points and a door to the Garage.

FIRST FLOOR LANDING

With a window to the side aspect, loft access and doors to:

BEDROOM

16'1 x 11'9 maximum (4.90m x 3.58m maximum)

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

BEDROOM

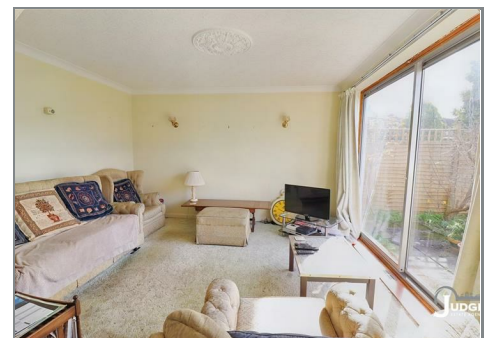
14'5 x 11'9 (4.39m x 3.58m)

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

BEDROOM

10'1 x 9'6 (3.07m x 2.90m)

With a window to the rear aspect, radiator, power points and fitted wardrobes.





BATHROOM

10' x 6'6 (3.05m x 1.98m)

Comprising a low level WC, Wash hand basin, Bath, Walk in Shower, Complimentary tiling, Heated towel rail and a Window to the front aspect.

REAR GARDEN

There is a patio, laid to lawn and bordered area that enjoys a variety of shrubs and plants. There is also a Shed.

PARKING

There is an in and out brick paved driveway that also gives access to:

GARAGE

18'3 x 14'9 (5.56m x 4.50m)

Benefiting from an up and over door.

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.

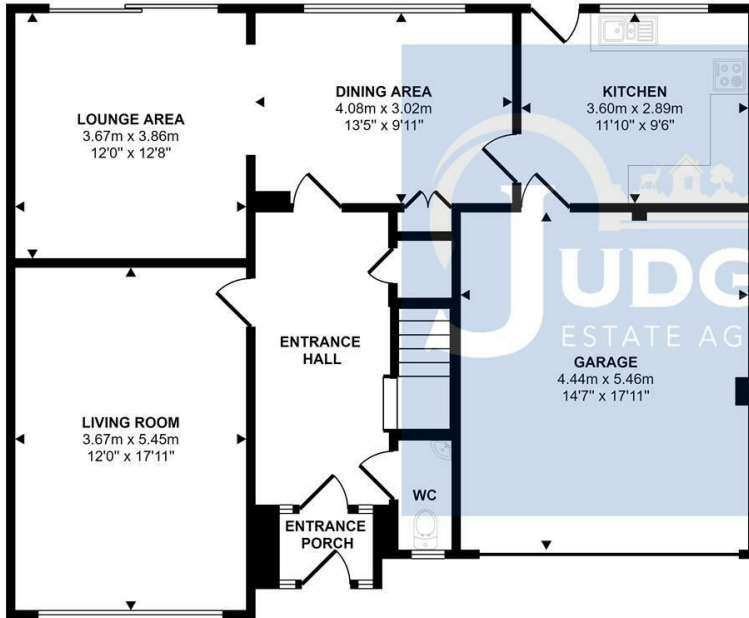
MONEY LAUNDERING

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.

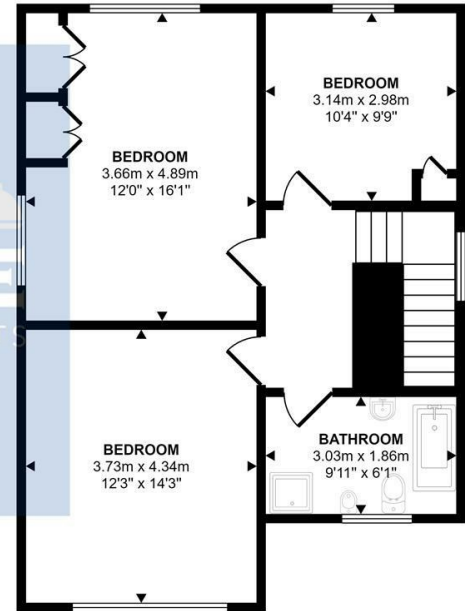
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of



Approx Gross Internal Area
163 sq m / 1757 sq ft



Ground Floor
Approx 103 sq m / 1106 sq ft



First Floor
Approx 60 sq m / 651 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.

