



15 PRIMROSE WAY, KIRBY MUXLOE, LE9 2AX

OFFERS OVER  
£230,000



# 15 PRIMROSE WAY, KIRBY MUXLOE, LE9 2AX

## £230,000 FREEHOLD



### ENTRANCE HALL

There are stairs leading up to the first floor landing and a door that leads to:

### LIVING ROOM

13'3" x 12'5"

Benefiting from a bow window to the front aspect, radiator, power points, under stairs cupboard, TV point and an archway leading through to:

### DINING ROOM

7'10" x 7'8"

Having patio doors that lead to the rear garden, radiator, power points and door that leads to:

### KITCHEN

13'3" x 12'5"

Having a range of wall and base units with work surfaces, sink with mixer tap, integral oven and hob, extractor, window to the rear aspect and power points.

### FIRST FLOOR LANDING

Having an airing cupboard, loft access and doors that lead to:

### BEDROOM

10'4" x 8'10"

Benefiting from a window to the front aspect, radiator and power points.

### BEDROOM

10'11" x 8'10" - 6'9"

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

### BEDROOM

7'6" x 6'7"

With a window to the front aspect, radiator, power points and a fitted bed.

### BATHROOM

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

### REAR GARDEN

A mature and well established garden with a patio that leads to a mainly laid to lawn garden where there is also a shed. There is gated access to the side of the property as well.

### PARKING

There is gravelled off road parking.





## 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

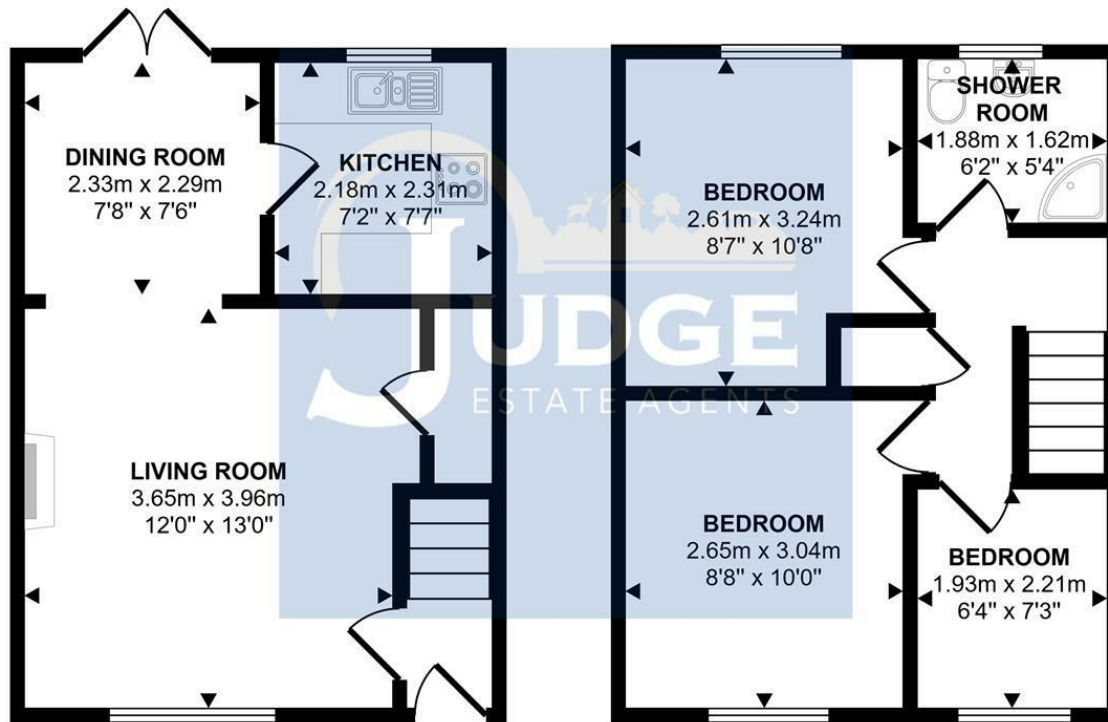
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be 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 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



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Approx Gross Internal Area  
60 sq m / 646 sq ft



Ground Floor  
Approx 30 sq m / 321 sq ft

First Floor  
Approx 30 sq m / 325 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

#### Contact

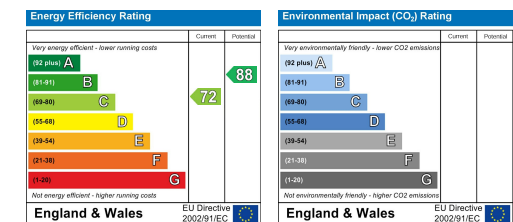
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PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

