



- THREE BEDROOM DETACHED HOUSE
- OFF ROAD PARKING & GARAGE
- HIGHLY FAVOURABLE VILLAGE

- GENEROUSLY SIZED REAR GARDEN
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - E

Price guide £430,000

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



This is an excellent opportunity to purchase a three bedroom detached family home situated on a good sized plot in a cul-de-sac location within Kirby Muxloe. The property offers excellent access to the village's amenities and excellent primary school and is close to the Midlands motorway network with easy commuting to Leicester city centre. The property is well presented throughout and benefits from an Entrance Hall, Living/Dining Room, Kitchen, Utility/Porch, WC, First Floor Landing, Three Bedrooms and a Bathroom. There is a generously sized Rear Garden as well as Front Garden and Off Road Parking that leads to a Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE HALL

There are stairs leading up to the first floor landing, under stairs cupboard, radiator and doors that lead to:

LIVING/DINING ROOM

28'11 x 14'11 (8.81m x 4.55m)

Benefiting from a bay fronted window, radiator, power points, TV point, feature fire surround and patio doors to the rear aspect.

KITCHEN

11'10 - 8'7 x 9'10 (3.61m - 2.62m x 3.00m)

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob, window to the rear aspect, power points, radiator and a door that leads to:

UTILITY/PORCH

There is a window to the rear aspect, sink, plumbing for a washing machine, power points, door to the rear garden, door to the garage and door to:

WC

Comprising a low level WC with a window to the side aspect.

FIRST FLOOR LANDING

With a window to the side aspect, radiator, power points, loft access and doors that lead to:

BEDROOM

14'10 x 12'8 (4.52m x 3.86m)

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

BEDROOM

12'9 from fitted wardrobes x 10'10 (3.89m from fitted wardrobes x 3.30m)

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

BEDROOM

9'11 x 8'2 (3.02m x 2.49m)

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

BATHROOM

9'10 x 5'5 (3.00m x 1.65m)

Comprising a low level WC, wash hand basin, bath, radiator, complimentary tiling and a window to the rear aspect.





REAR GARDEN

This well established and good sized garden enjoys a patio which looks onto the mainly laid to lawn garden with borders home to a number of shrubs, trees and plants.

FRONT GARDEN

Being mainly laid to lawn with a variety of shrubs and plants.

PARKING

Accessed from the front that leads to:

GARAGE

16'8 x 9'2 (5.08m x 2.79m)

With 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.

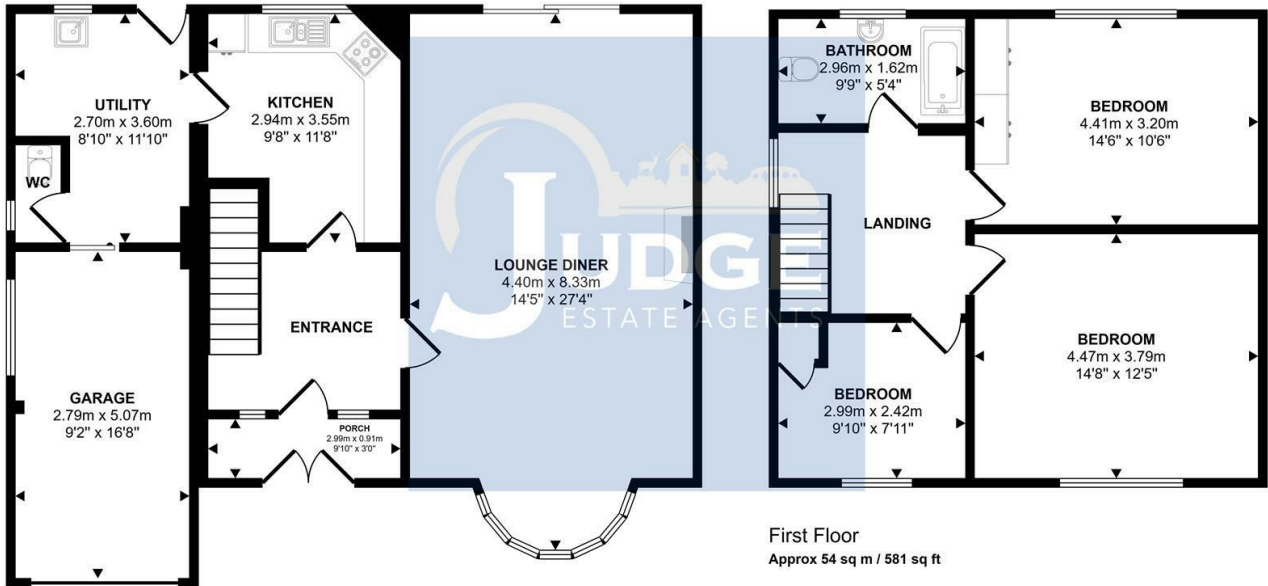
MONEY LAUNDERING

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
137 sq m / 1470 sq ft



Ground Floor
Approx 82 sq m / 888 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.

