



**69A MAIN STREET, KIRBY
MUXLOE LE9 2AN**

£329,950
FREEHOLD



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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



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THIS DELIGHTFUL BAY FRONTED, THREE BEDROOM SEMI-DETACHED HOUSE THAT IS WELL POSITIONED FOR ACCESS TO THIS HIGHLY REGARDED VILLAGE'S AMENITIES IS OFFERED FOR SALE. FROM THE FRONT THERE IS AMPLE, BRICK PAVED OFF ROAD PARKING AND ENTRANCE TO THE HALL WAY WITH DOORS THAT GIVE ACCESS TO A WC, LIVING ROOM, KITCHEN/LOUNGE/DINING ROOM, THERE ARE STAIRS THAT LEAD UP TO THE FIRST FLOOR LANDING WHERE THERE ARE THREE BEDROOMS AND A BATHROOM. OUTSIDE TO THE REAR THERE IS A GOOD SIZED, WELL MAINTAINED AND EYE-CATCHING GARDEN THAT BENEFITS FROM A SHED/SUMMER HOUSE.



ENTRANCE HALL

Having stairs leading up to the first floor landing, radiator, window to the front aspect, under stairs cupboard and doors that lead to:

WC

Comprising a low level WC, wash hand basin with a window to the side aspect.

LIVING ROOM 17'2 into bay x 10'10

Benefiting from a bay fronted window, radiator, power points and a log burner with feature surround.

KITCHEN AREA 17'2 x 9'6

Having a range of wall and base units with work surfaces, sink with a mixer tap and drainer, Range oven, power points, window to the rear aspect, plumbing for a washing machine and access through to:

DINING/LOUNGE 9'9 x 9'2

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

FIRST FLOOR LANDING

There is a window to the side aspect, loft access, power point and doors that lead to:

PRIMARY BEDROOM 15'3 into bay x 9'9

Benefiting from a bay fronted window, radiator and power points.

BEDROOM 11'6 x 10'6

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

BEDROOM 8'4 x 7'1

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

BATHROOM 6'7 x 6'5

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, window to the rear aspect and a heated towel rail.

REAR GARDEN

This eye-catching garden enjoys a patio that leads to a mainly laid to lawn garden with borders home to a number of shrubs and plants. There is also a generously sized Shed/Summerhouse.

PARKING

From the front there is ample, brick paved 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 & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

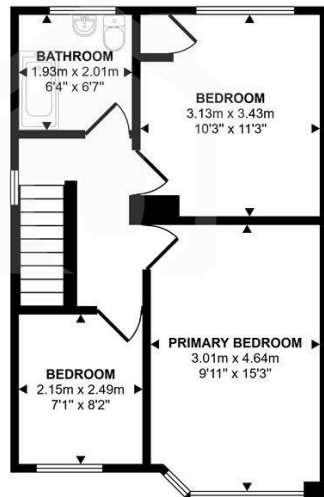
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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 OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



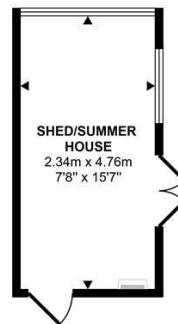
Approx Gross Internal Area
103 sq m / 1107 sq ft



Ground Floor
Approx 50 sq m / 536 sq ft



First Floor
Approx 42 sq m / 451 sq ft



Summer House
Approx 11 sq m / 120 sq ft

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LOCATION



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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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TERMS & CONDITIONS

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