



DESFORD ROAD, KIRBY MUXLOE

OFFERS OVER £ 375,000



A beautifully presented and deceptively spacious four-bedroom mid-townhouse, positioned in the highly sought-after village of Kirby Muxloe, just a short drive from Leicester city centre. Offering flexible living accommodation set across three floors, this superb home is perfect for modern family life or professionals seeking extra space in a well-connected and friendly location.



Upon entering the property, you're greeted by a welcoming entrance hall leading to a practical ground floor WC and a versatile study—ideal for remote working, a playroom, or even a snug. To the rear of the ground floor sits a bright and contemporary fitted dining kitchen, thoughtfully designed with ample space for dining, entertaining, and everyday family living.

The first floor hosts a generously sized lounge, perfect for relaxing or gathering with family and friends. The master bedroom is also located on this level and benefits from its own en suite shower room, creating a private and peaceful retreat.







The second floor comprises three further well-proportioned bedrooms, one of which features a second en suite, along with a modern family bathroom serving the remaining rooms. This layout provides excellent versatility for growing families, guests, or those in need of additional workspace.

To the rear, the property boasts a beautifully landscaped garden, carefully maintained and laid to lawn with mature shrub borders, winding wisteria, and a paved patio area ideal for al fresco dining. A garden pathway leads to a timber gate and shed, offering useful storage and practical access.

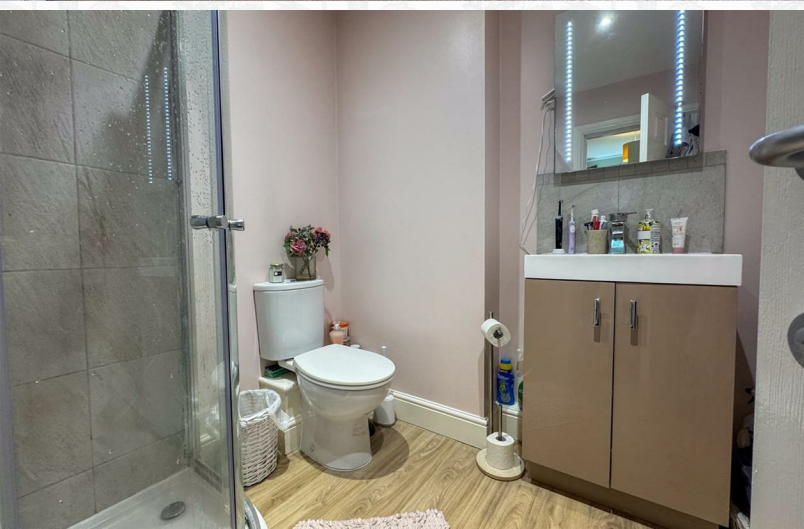


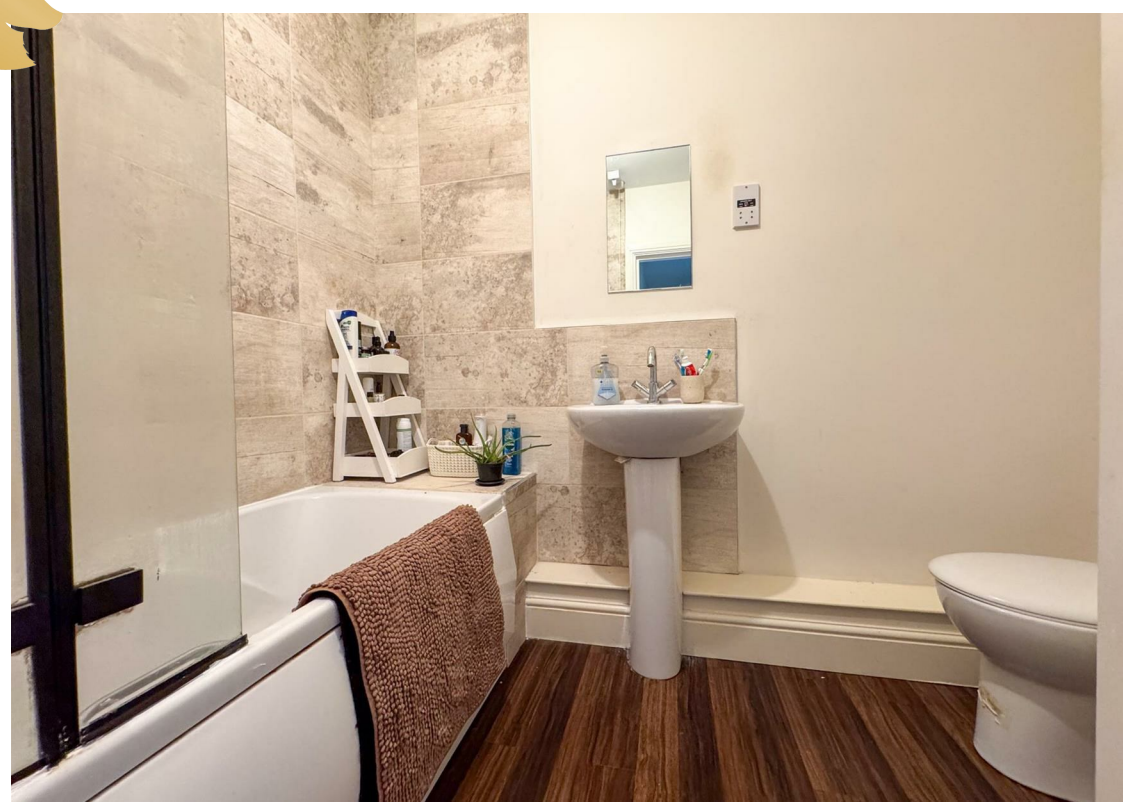




Located in the ever-popular Kirby Muxloe, the property is perfectly situated for a wide range of local amenities, including reputable schools, everyday shopping, and cosy village pubs. The Leicester ring road and motorway connections are within easy reach, making this an ideal base for commuters.









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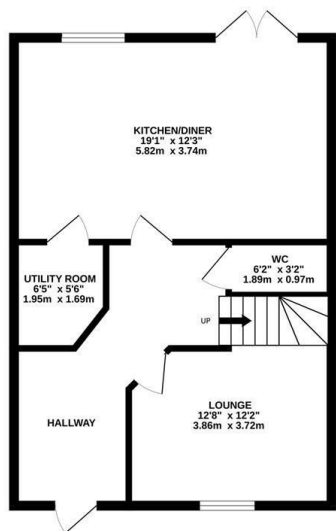




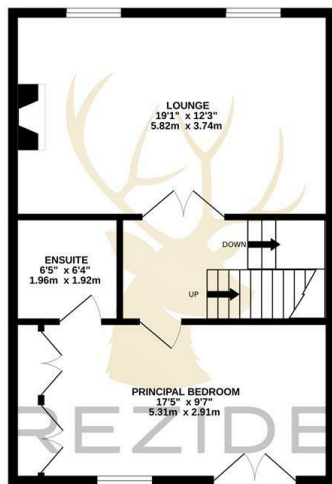
KEY FEATURES:

- Four-bedroom mid-townhouse
- Modern fitted dining kitchen
- Beautifully landscaped rear garden with mature planting and patio
- Popular Kirby Muxloe location
- Excellent local amenities and schools nearby
- Versatile accommodation

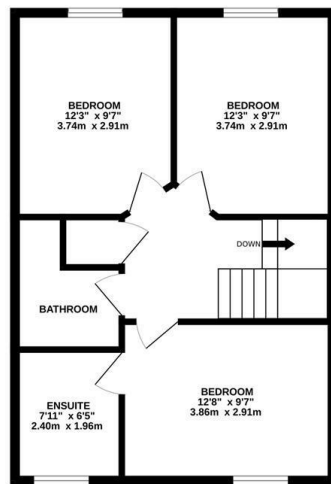
GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.



2ND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 1704sq.ft. (158.3 sq.m.) approx.

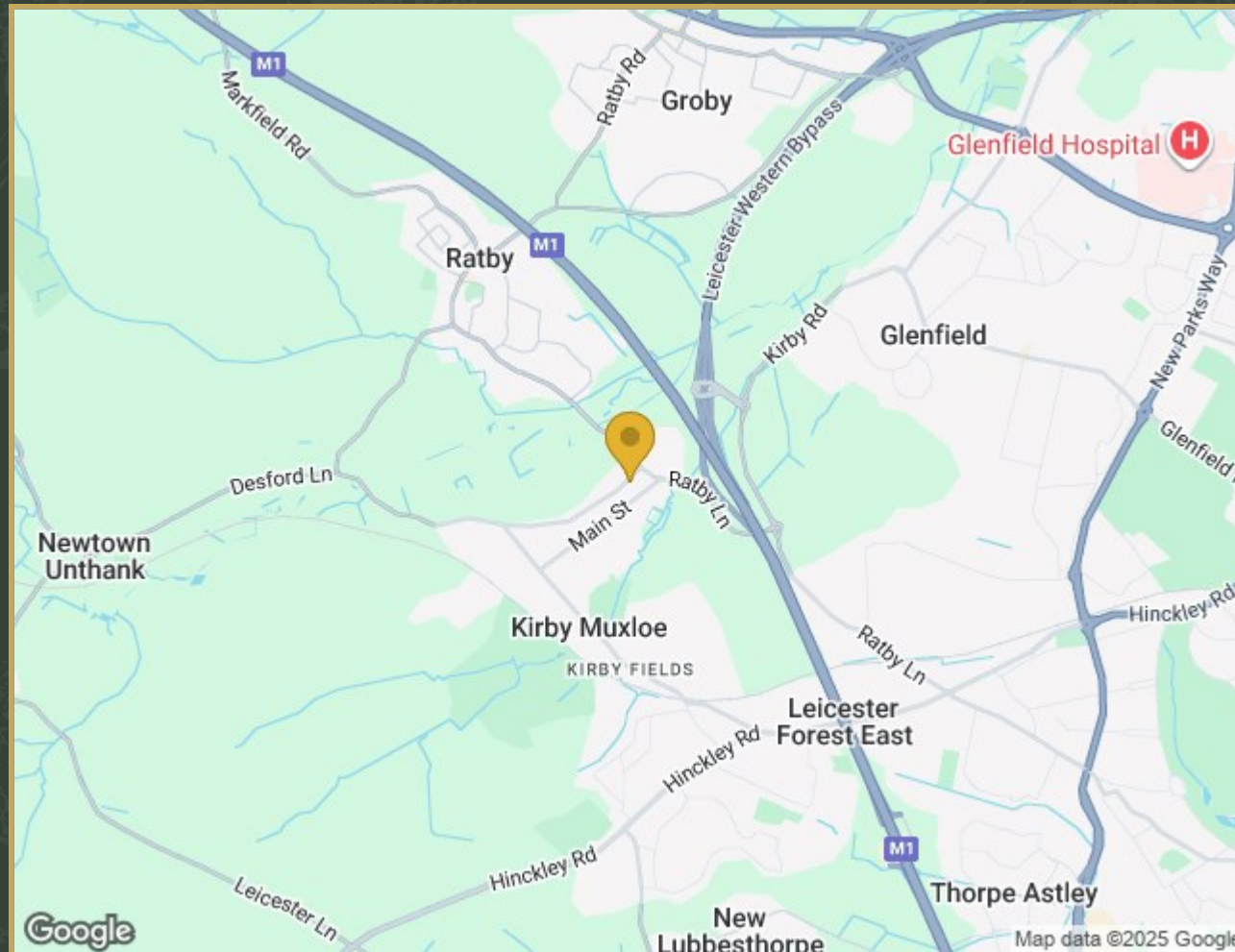
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
Not energy efficient - higher running costs					
Not environmentally friendly - higher CO ₂ emissions					
England & Wales					
EU Directive 2002/91/EC					



Property Location



20 Desford Road, Kirby Muxloe, LE9 2BB