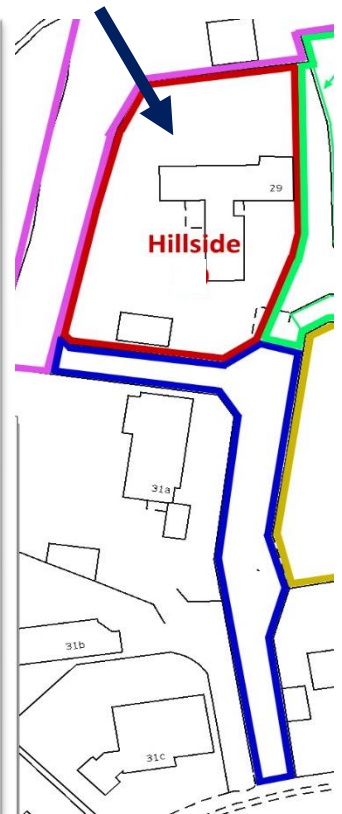


FOR SALE
Barry Drive
Kirby Muxloe
Leicester LE9 2HH



OFFERS OVER: £500,000

- Full Development Project
- A Large Detached Bungalow
- Superb Location In Kirby Muxloe
- Half An Acre On a Secluded Plot
- P/P Granted For A 5/6 Bedroom Executive Home
- No chain



Location

This property is located on Barry Drive, which is near to Station Road and Hinckley Road, in the highly sought after area of Kirkby Muxloe. The property benefits from being in close proximity to local amenities including shopping, places of worship, public houses, and many recreational facilities. The property is within walking distance of local school and provides easy access to the M1/M69 motorway networks. The area is serviced by frequent bus links to and from areas of Leicester.

Agents Note

Planning permission has been granted and a full illustrative scheme for the proposed building has been prepared and is available for inspection. Please contact the agents.

Description

A full modernisation and development project.

The proposed accommodation is set over two floors with a contemporary design and planning permission approved. Plans are available for inspection, as are external artist impressions. The overall accommodation will briefly comprise, a lounge, magnificent dining kitchen, utility room, snug/office, gym, 5 bedrooms each serviced by a en-suite or private bathroom, double garage, superb gardens, and ample car standing.

A superb and large, detached bungalow that sits on a plot of just under half an acre, which boasts spacious living accommodation and tranquil woodland views. The property is suitable for further redevelopment with planning granted for a 5/6 bedroom executive property.

The property briefly comprises; to the right, a large entrance hall which leads to a generously sized lounge with doors leading out onto the garden and decked balcony, showcasing beautiful views. Double doors lead into the study and dining room, followed by the kitchen with a door leading out to the rear of the property. Further along, a convenient shower room. On the left of the entrance hall, a master bedroom with sliding doors leading out to the garden, 2 further bedrooms and a family bathroom. Externally, a large driveway with ample car standing for many vehicles and to the rear, lawned gardens with spectacular views.

Accommodation

All measurements are approximate:

Entrance Hall

Double glazed door to front, door to side leading to hallway and cloakroom.

Hall – 36' 3" x 12' 6" (11.06m x 3.81m)

Lounge – 20' 4" x 15' 9" (6.19m x 4.80m)

Double glazed sliding doors leading to the garden, double glazed sliding doors leading onto the raised, decked balcony, double glazed window to the rear, inset fireplace, double doors leading to study, radiator, power points, spotlights.

Study – 12' 6" x 10' 8" (3.81m x 2.14m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Dining Room – 15' 9" x 10' 8" (4.8m x 3.24m)

Dual aspect with double glazed windows to the front and rear, log burner, radiator, power points, pendant light fitting.

Kitchen – 13' 10" x 13' 5" (4.21m x 4.08m)

Double glazed door to front and rear, double glazed window to rear, a range of wall mounted and base units, ample worktops, a one and half bowl sink with hot and cold mixer tap over, four burner gas hob with extractor hood over, integrated double oven.

Shower Room – 7' 8" x 6' 3" (2.34m x 1.90m)

Double glazed window to front, low level WC, wash hand basin, shower cubicle.

Storage Room – 19' 7" x 14' 6" (5.97m x 4.41m)

Boiler room, door leading to storage room.

Bedroom 1 – 13' 10" x 13" (4.21m x 3.97m)

Double glazed sliding doors to side leading to the garden, double glazed window to front, built in wardrobes, radiators, power points, pendant light fitting.

Bedroom 2 – 14' 10" x 8' 10" (4.52m x 2.70m)

Double glazed square bay window to side, built in wardrobes, storage cupboard, radiators, power points, pendant light fitting.

Bedroom 3 – 12' 7" x 7' 10" (3.85m x 2.40m)

Double glazed window to side, radiator, power points, pendant light fitting.

Bathroom – 9' 1" x 9' 1" (2.78m x 2.78m)

Double glazed window to front, panelled bath with shower over, shower cubicle, low level WC, pedestal wash hand basin, tile splashback surrounds.

Outside

A large driveway with ample car standing. To the rear, lawned gardens with patio areas, set on half an acre.

Tenure

Freehold.

EPC

Band D.

Council Tax

The property falls within Band F.

Services

The services, fittings, and appliances (if any) have not been tested by the agents.

Local Authority

Blaby District Council.

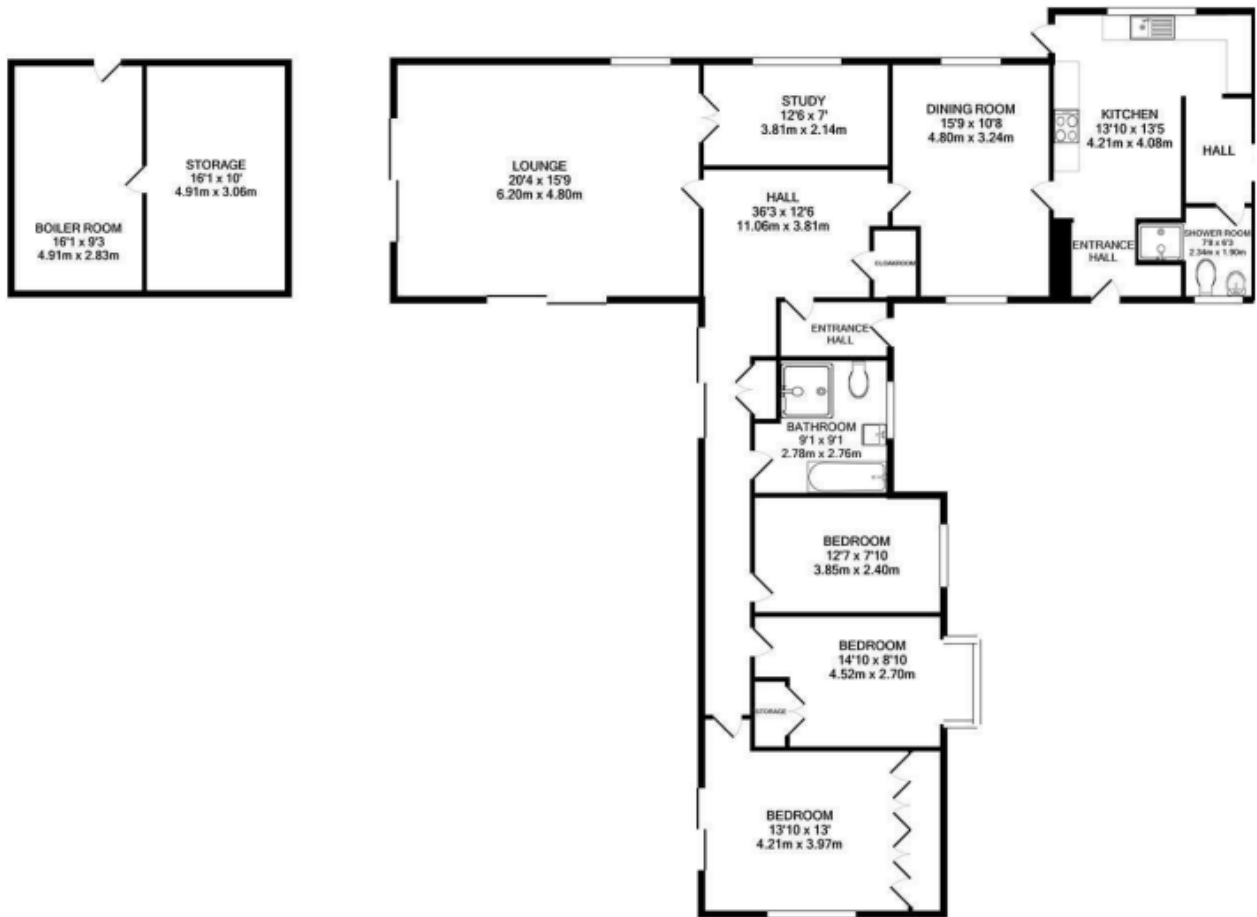
Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

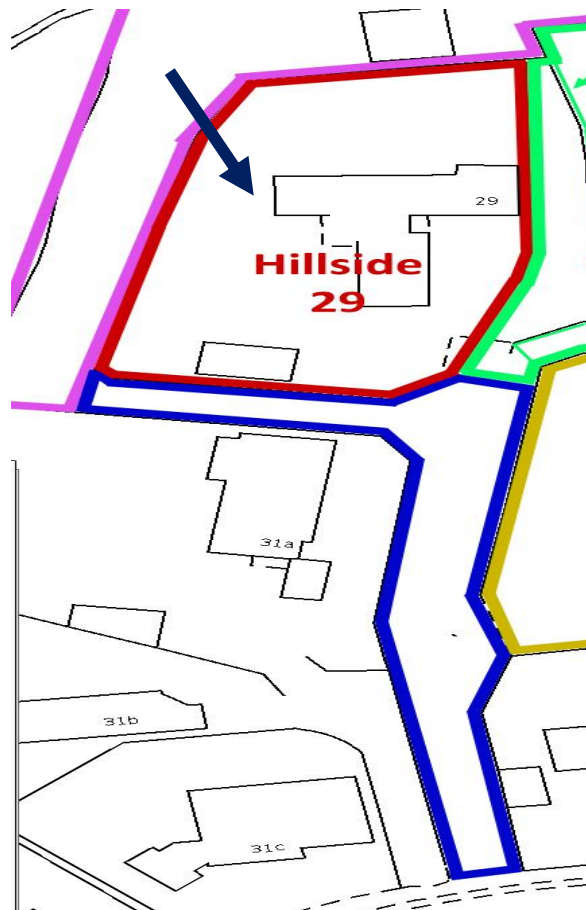
Tel: 0116 254 3373

Email: info@shonkibrothers.com

Existing Plans

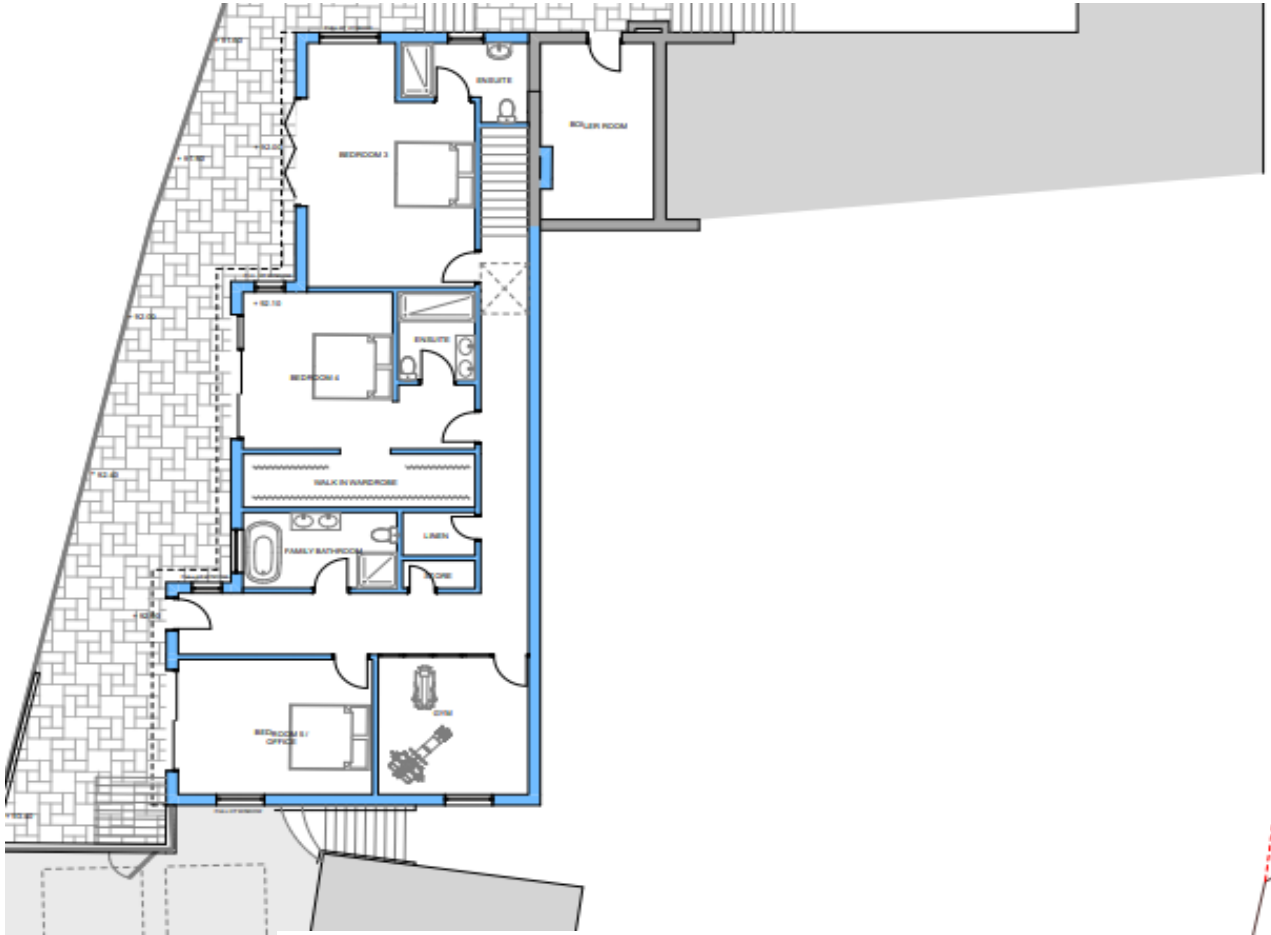


Existing Floorplan

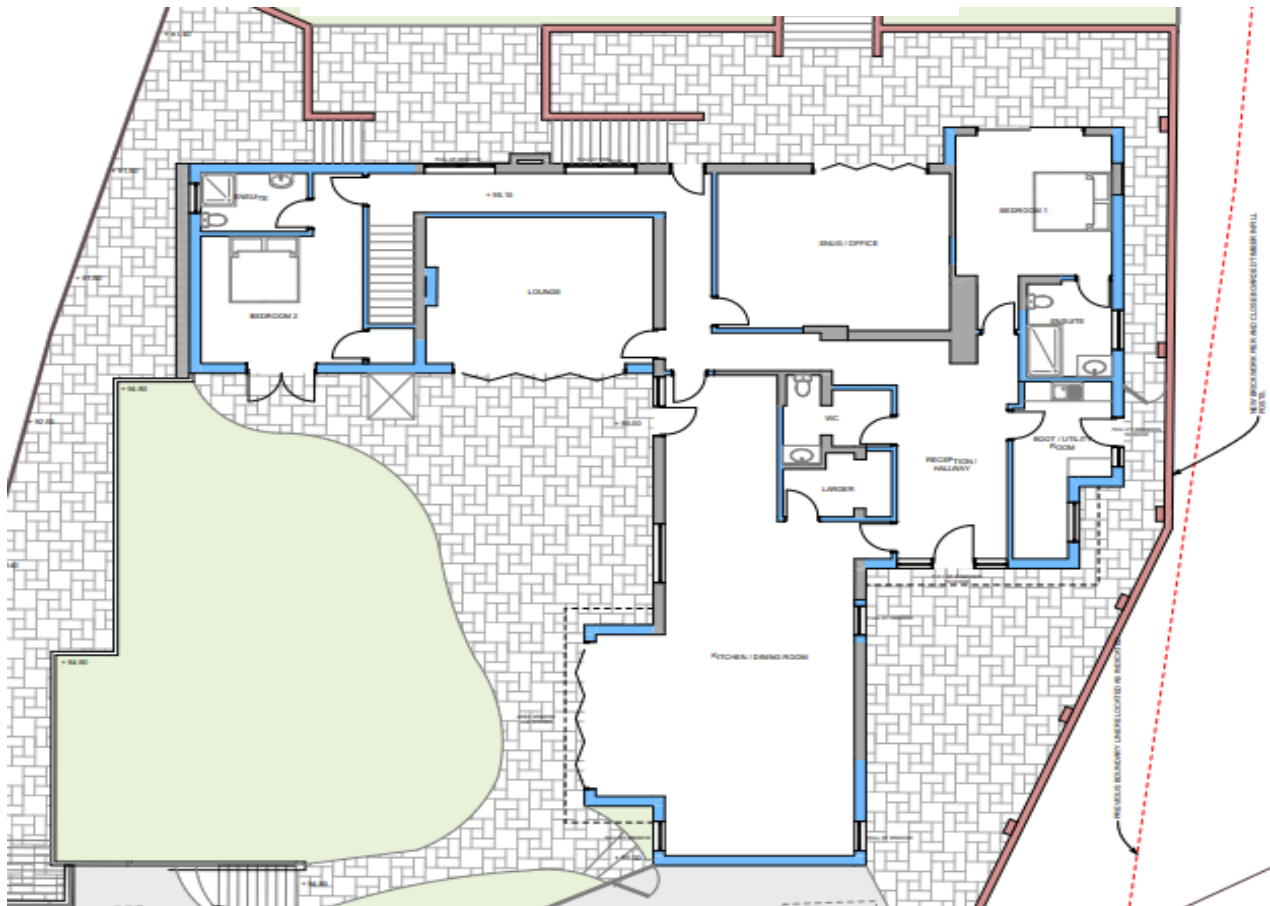


Location Plan

Proposed Plans



Proposed Basement Plan



Proposed Ground Floor Plan

Illustrative Drawings



Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

