

Alexanders



Desford Road

Kirby Muxloe





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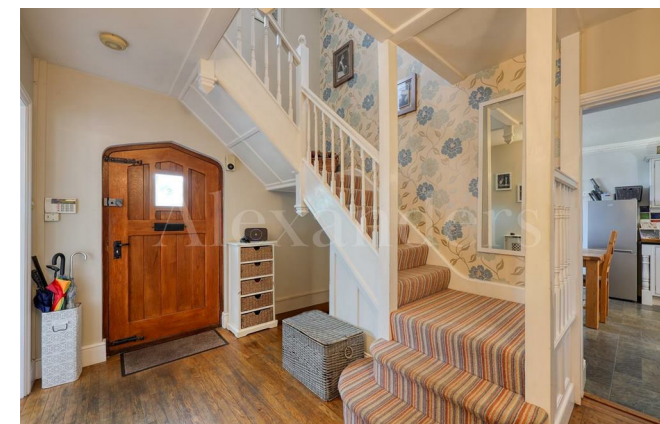
- A beautiful 1930s detached home
- Displaying a plethora of original features
- Spacious entrance hall
- L-Shaped kitchen/diner
- Triple aspect sitting room
- Four double bedrooms and family bathroom
- South-easterly facing landscaped gardens
- Large tarmac driveway with ample parking
- Sought after village location
- EPC Rating D / Council Tax Band F / Freehold

General Description

Alexanders of Market Bosworth are delighted to offer to the market a beautiful, 1930s detached family residence fronting the much sought after Desford Road, Kirby Muxloe with inviting gardens, large driveway, and views to front over local paddock land.

Set back from the road behind well landscaped borders creating a good degree of privacy, there is a large tarmac driveway allowing parking for several vehicles, noting there is ample space to the side of the property offering huge further potential subject to necessary planning consents. The gardens are beautifully landscaped with a south easterly facing aspect. The garden is laid mainly to lawn with various seating areas and mature borders. There is a further twin gated access off Woodlands Lane.

This wonderful period home is beautifully presented and is full of wonderful character with a wealth of features. Starting with double bespoke oak doors into a spacious entrance hall with original parquet flooring, a panelled staircase rising to first floor landing, as well as doors through to a triple-aspect sitting room with brick fireplace and gas fire, doors lead out into the garden and through to the kitchen/diner.





The kitchen offers an abundance of space with a range of bespoke hard wood eye and base level units with granite worktop over, tiled splashbacks and under unit lighting. Features include an inset 1.5 sink with mixer tap over, range cooker with fitted extraction hood above, integrated dishwasher and space for an American fridge freezer. Also to the ground floor is a further reception room also with doors into the garden and through to utility room and WC.

Upstairs you will find four double bedrooms, all with fitted wardrobes and a four-piece family bathroom.

Location

The property is located on the outskirts of Kirby Muxloe, a pretty village with a thriving community, conveniently located for commuters with excellent access to the M1 and M69 motorway networks. Leicester city centre is just five miles away and Fosse Park is close by. There are excellent local schooling options, and an attractive array of shops, pubs and amenities, and sporting activities including a renowned 18-hole golf course.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth (01455) 291471.

Tenure

Freehold.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Blaby District Council, Council Offices, Desford Road, Narborough, Leicester, LE19 2EP (Tel: 0116 2750555). Council Tax Band F.

Measurements

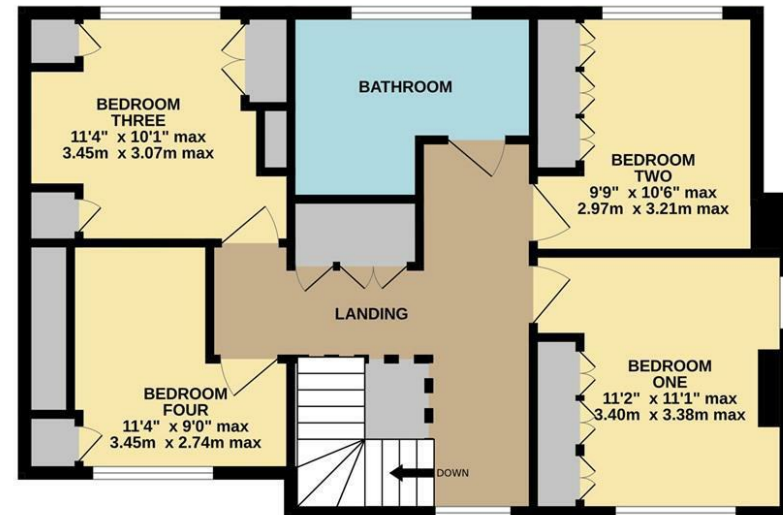
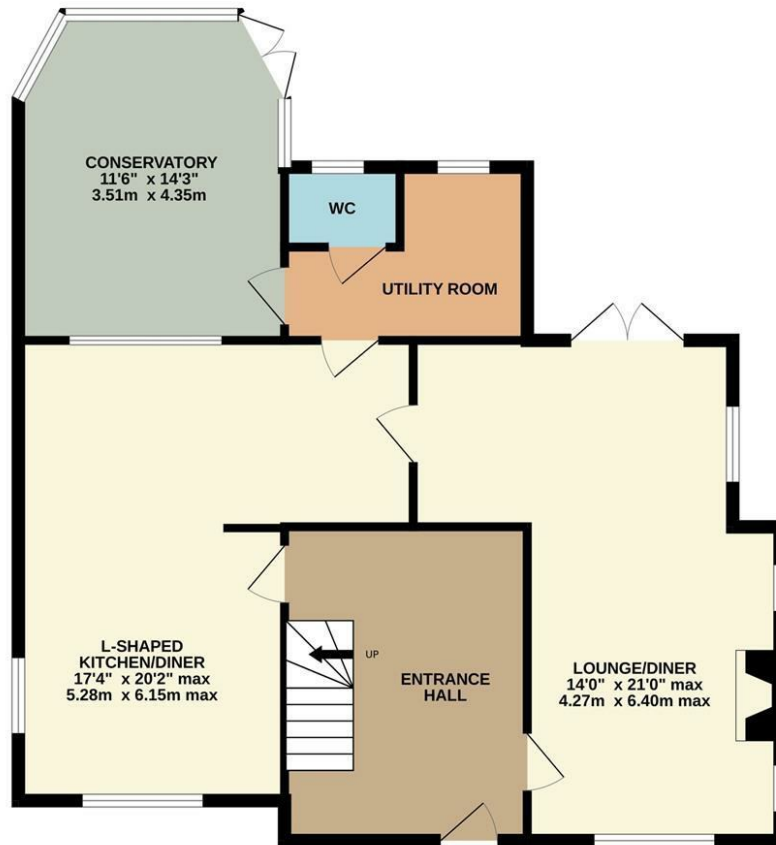
Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.







TOTAL FLOOR AREA : 1622 sq.ft. (150.7 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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Viewing by appointment only

Alexanders

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Telephone Sales: 01455 291471
Email: mbsales@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Market Bosworth Sales Team on 01455 291471
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.

General Note - These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

