



## Barwell Road

Kirby Muxloe

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## Kirby Muxloe

- Extended character Victorian home
- Three-bedrooms, family bathroom, w/c
- Sitting room with log burner
- Open plan, dining/kitchen
- Well-presented throughout
- Outbuilding and good-sized gardens
- Backing on to playing fields
- Highly regarded village
- EPC Rating D / Council Tax Band B / Freehold

### General Description

A beautiful Victorian end of terrace home with character throughout which has been sympathetically extended creating a dining/kitchen and a converted loft space, creating a third bedroom with w/c and gardens backing on to playing fields.

Outside there is an attractive rear courtyard and outbuilding which in turn leads to a good sized mature rear garden.

### Location

Kirby Muxloe is a vibrant village located some 6 miles from Leicester City Centre. There are a good selection of amenities to include a post office, shops, pharmacy, public house/restaurant, coffee shop, church and village hall. There are some lovely local walks and the village offers a variety of sports clubs and facilities to suit all including one of Leicestershire's premier golf courses. There is a well-regarded Primary School and options for secondary schools close by. There is Independent Schooling at the Dixie Grammar in Market Bosworth just 8 miles away. The village is exceptionally well located for access to the motorway network via junction 21A on the M1.

### Agents Note

Stunning character home in a great location.



## Accommodation Summary

Ground Floor: Sitting room, dining room / kitchen.

First Floor: Two bedrooms, family bathroom off one bedroom.

Second Floor: Bedroom, w/c.

## Viewings

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

## Tenure

Freehold.

## Disclaimer

Please note the neighbouring property does have access across the rear for bins etc.

## 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 B.

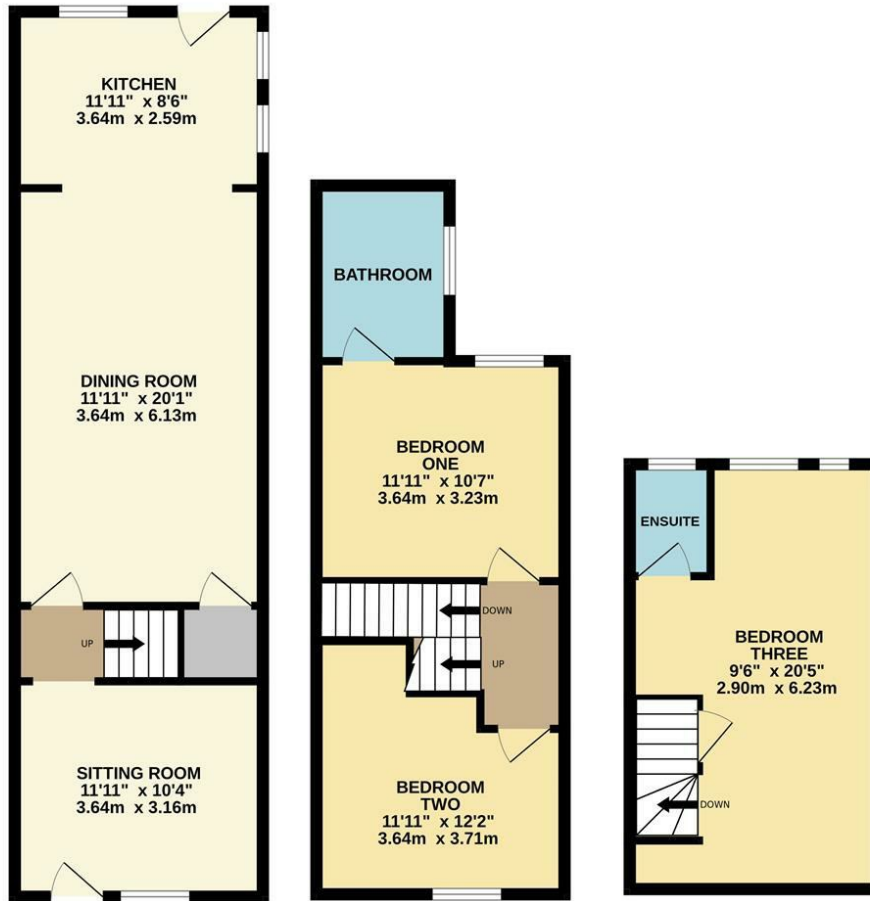
## Measurements

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 : 1112 sq.ft. (103.3 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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Viewing by appointment only

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### 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.