



14 Hewitt Drive, Kirby Muxloe, Leicester, LE9 2EB

HOWKINS &  
HARRISON



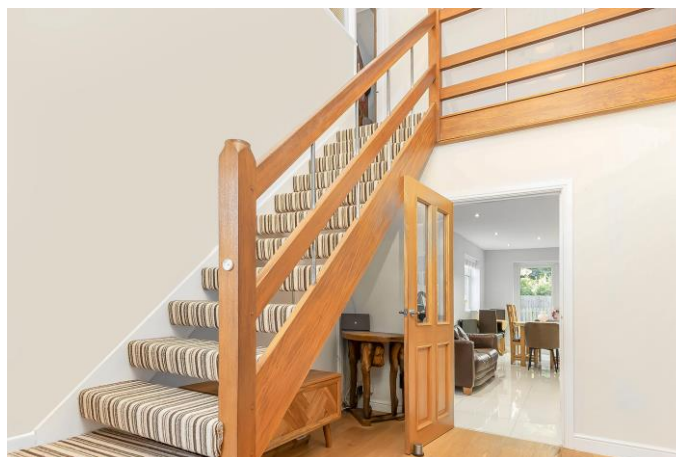
14 Hewitt Drive, Kirby Muxloe,  
Leicester, LE9 2EB

Guide Price: £650,000

An attractive four bedroom detached property located in on an elevated position in a quiet and desirable cul de sac in the heart of the village of Kirby Muxloe. This property offers parking for several vehicles and a double garage and is within easy distance to Leicester city centre.

#### Features

- Spacious open plan kitchen/breakfast room
- Four double bedrooms
- Principal bedroom with large en-suite bathroom
- Hall with vaulted ceiling
- Contemporary staircase
- Lounge and separate study
- Gardens to three sides
- Off road parking for several vehicles
- Double garage
- Popular village location
- EPC rating - B



## Location

Kirby Muxloe is a village and civil parish that forms part of the Blaby district of Leicestershire. The village has a primary school which is rated as one of the top schools in the county. There is a chemist, bakery, supermarket, two pubs, a popular sports and social club and a golf club.

Well positioned for the commuter with easy access to the motorway network. The M69, M6, and A5, A47 are all within easy reach. Local train services are available at Narborough station via the Birmingham to Peterborough line.



## Ground Floor

Enter into a porch with ceramic tiled flooring and further door which provides access to a useful utility room with space and plumbing for a washing machine and tumble drier. A part glazed door opens from the porch to the impressive hall with vaulted ceiling and contemporary staircase which rises to the first floor. There is oak flooring throughout with an understairs storage cupboard and further cupboard with sliding doors. Doors lead to the ground floor accommodation including the spacious kitchen/breakfast room which offers fantastic family living space and is fitted with attractive high gloss floor tiles along with a variety of oak wall and base kitchen cabinets, cutlery and pan drawers with granite work surfaces over. There are double doors which open to one of the two garden areas and an island unit fitted with a range style cooker along with space and plumbing for an American style fridge freezer and dishwasher.

A part glazed door leads to the sitting room which has a wonderful elevated view over the front aspect and the cul-de-sac. There are patio doors and a fireplace with oak surround and granite hearth with shelving to one side in an arched recess which provides a focal point to the room. Off the hall there is a fully tiled shower room with attractive mosaic tile inserts and fitted with wash hand basin, WC, heated towel ladder and shower. Adjacent is a spacious office with fitted sliding cupboards and patio doors to the garden.











## First Floor

A spacious galleried landing with attractive glass and steel staircase and has doors leading to the first floor accommodation. The principal bedroom overlooks the front aspect and is fitted with cupboards and drawers with brace and latch hardware along with useful under eaves storage. There is a generously sized en-suite fitted with ceramic tiled flooring, pedestal wash hand basin, WC, chrome and glass shower enclosure, chrome heated towel ladder and a fitted cupboard with mirror.

There are three further double bedrooms all of which benefit from fitted wardrobes or cupboards. The family bathroom has a wonderful corner bath, wood effect flooring and a bespoke vanity unit with storage facilities, two wash bowls and mirror over, along with a WC and chrome towel ladder.

## Outside

To the front of the property there is a tarmac drive which leads to the double garage and provides parking for several vehicles. The front garden is mainly laid to lawn with established planted borders.

To the side of the property there is a further lawned area, paved walkway and garden shed along with an area sectioned off by picket fence which would make an ideal vegetable plot. A gate provides access to the rear garden which is also laid mainly to lawn with a paved patio and pathway which extends past sleeper raised beds to a raised patio edged with sleepers which makes an ideal seating and entertaining area.







## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01455-559203](tel:01455-559203).

## Fixtures and Fittings

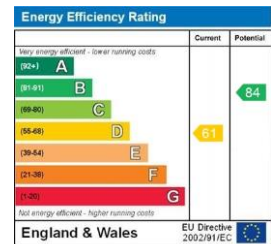
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

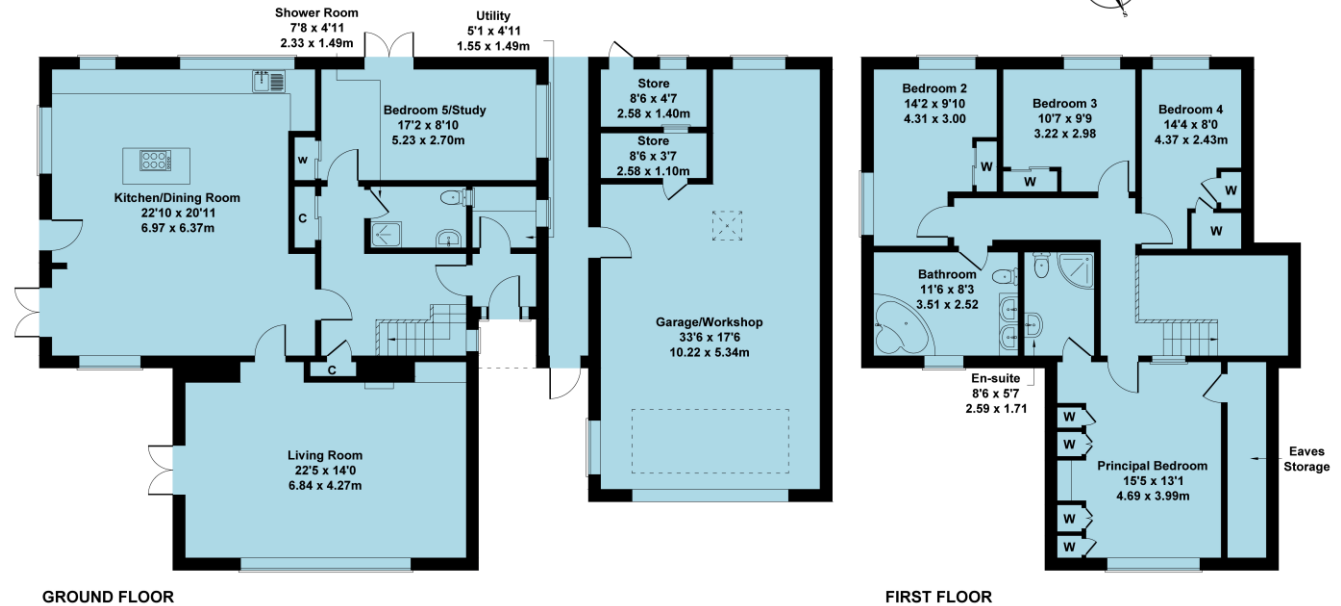
## Local Authority

Harborough District Council Tel:01858-828282.  
Council Tax Band – G



## 14 Hewitt Drive Kirby Muxloe LE9 2EB

Approximate Gross Internal Area  
2723 sq ft - 253 sq m  
(Excluding Eaves)



Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.

## Howkins & Harrison

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