
41 Vicarage Close,
Kirby Muxloe,
Leics, LE9 2AS
FOX

£850,000

GENERAL







Front
The property is set back from the road with a large graveled driveway providing ample off-road parking for several vehicles. There is a garage to the side and gated access leading to the rear of the property.

Entrance Hall
With stairs leading to the first floor, doors off to the living accommodation and tiled flooring.

Breakfast Kitchen
Newly refitted with a range of stylish green wall and base units with quartz work surfaces over and an inset Franke composite sink with drainer. There is a Rangemaster cooker with gas hob and extractor over, along with a breakfast bar area. A window overlooks the rear garden. A separate area provides additional cupboards and space for a fridge freezer.

Additional Kitchen Space
With window to the side, space for free standing fridge / freezer and additional cupboard space.

Sitting / Dining Room
A lovely room with a feature fireplace housing a gas fire, creating a cosy focal point. There is a window to the front and doors leading through to the garden room and kitchen.

Garden Room
A beautiful contemporary room overlooking the garden, featuring a full-height vaulted ceiling with exposed timbers and Velux windows, allowing plenty of natural light. Patio doors open directly onto the outdoor patio area.

W.C
With low flush lavatory and wash hand basin.

Annex Potential
There is potential to create an annex space or additional living space's.

Utility Room / Kitchen
Fitted with a range of green and wood-effect wall and base units with black laminate work surfaces over and an inset stainless steel sink. There is space for additional appliances.

Office / Bedroom
A useful additional space with window to the front and central heating radiator.

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Shower Room
With shower cubicle and cupboard housing the boiler.

Boot Room
A great storage space.

Landing
Doors opening to the bedrooms and bathroom. Useful storage cupboard.

Bedroom One
A good size room with storage in the eaves, accessed by a separate dressing room area.

Dressing Room
With fitted wardrobe, window to the front and door to the bedroom space.

Family Bathroom
A luxurious family bathroom fitted with a stylish white suite comprising a paneled bath with central taps, separate shower enclosure with glass doors, low flush lavatory and wash hand basin set within a vanity unit. There is also a chrome heated towel rail and a window to the rear.

Bedroom Two
With window to the rear overlooking the fields, fitted wardrobes and central heating radiator.

Bedroom Three
With window to the rear overlooking the fields and central heating radiator.

Bedroom Four
With window to the rear overlooking the fields and central heating radiator.

Equestrian Facilities & Land
The property benefits from approximately 2.8 acres of established grounds and paddocks, complemented by an extensive range of equestrian facilities.

The well-equipped stable yards provides 10 stables / shelters benefiting from both water and electricity supplies, offering convenience for everyday horse care and management.

Additional facilities include field shelters, associated storage and a substantial floodlit all-weather riding arena, providing excellent opportunities for exercising and training horses throughout the year.

The paddocks are enclosed by post and rail fencing, creating a practical and established equestrian setting and have piped water connections and improved drainage.

Outside
To the front of the property is a large gravelled driveway providing ample off-road parking and access to the single garage. Double gates to the side of the house lead through to the land behind the property and an additional double garage/store.

To the rear of the house is a good-sized patio area, perfect for outdoor seating and entertaining. This leads onto the formal garden, which is mainly laid to lawn with planted flower beds and borders. A pathway leads down to the stables and adjoining land.

Council Tax
Blaby District Council - Band E

Uplift Clause
Please note there is an overage clause on the land which is 30% for 25 years from 2019 (so 18 years remaining)

We also understand the land has permission to be used for agricultural and domestic equestrian purposes only.

Mortgages
Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Notes For Purchasers
Notes For Purchasers - While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Fox Country Properties Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

Offer Procedure
Offer Procedure - If you are obtaining a mortgage on this property, one of our qualified mortgage consultants can contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Fox Country Properties Ltd are required to carry out checks to verify each parties identity and funding.

Opening Hours
MONDAY - FRIDAY : 9:30am - 17:00pm

SATURDAY : 9:30am - 13:00pm

SUNDAY - Closed

Thinking Of Selling?

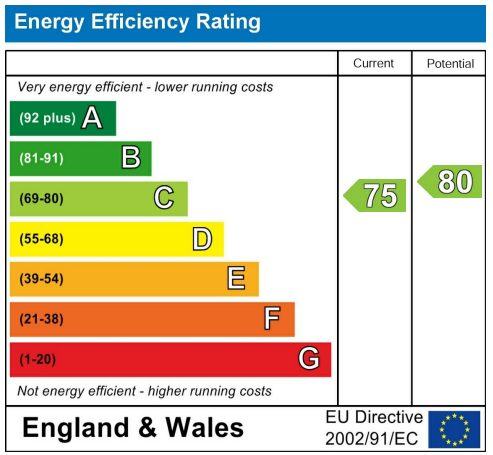
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Our experienced team is committed to providing honest advice, proactive communication and attentive service from your first enquiry through to completion.

For sellers, we bring together carefully considered marketing and skilled negotiation to achieve the best possible result.

For buyers, we take the time to understand what matters most and help you find the right home. Thinking of selling? Contact our team to arrange a no-obligation market appraisal.

















Total area: approx. 313.6 sq. metres (3375.1 sq. feet)

The Property Ombudsman

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