

JAMES SELICKS

15 KIRBY LANE

KIRBY MUXLOE
LEICESTERSHIRE
LE9 2JG

GUIDE PRICE £400,000



A superb opportunity to acquire a spacious, extended bungalow within Kirby Muxloe, offering generous accommodation, a mature private garden and excellent potential for further extension to the rear or into the loft space, subject to the necessary planning consents.

Entrance hall • large through lounge • kitchen • dining area • three bedrooms • bathroom • driveway • lawned frontage • single garage • storage area • large, mature rear gardens • WC & store • EPC - E

Accommodation

The property is entered via a part glazed uPVC front door into a spacious hallway housing with wood-panelled walls, providing access to the loft and the main accommodation. To the front is a charming sitting room with a bay window to the front, a cupboard built-in to the chimneybreast with an arch feature and further window to the side, picture rail and beautiful ceiling coving, all creating a characterful and welcoming reception space.

The main through lounge is particularly impressive in size and features ceiling coving, a gas fire on a wooden and slate hearth with a slate surround set into the panelled chimneybreast. The room opens into a larger L-shaped area, with two large windows overlooking the rear garden and sliding patio doors providing direct access outside.

The kitchen is fitted with a good range of wood-effect eye and base level units and drawers with ample preparation surfaces, a one and a half bowl stainless steel sink and drainer unit with mixer tap and window over, an integrated double oven and induction hob with extractor fan above, plumbing for a washing machine and tumble dryer, and tiled flooring. The kitchen is open to a dining area with half-height wood-panelled walls and two side windows.

The principal bedroom is a very generous double, positioned to the front of the property with two windows and an extensive range of fitted wardrobes. The second bedroom overlooks the rear garden and also includes fitted wardrobe storage and a display shelf. The bathroom is a fantastic size and comprises a bath, separate shower, WC and a wash hand basin with storage beneath.

Outside

To the front, the property is approached via a stone driveway with a mature feature tree and lawned area to the side with established shrubs (thought suitable for potential to create an in-and-out driveway) while gated side access leads through to the rear garden. There is also a single garage with an additional useful storage area to the rear. The rear garden is a true highlight of this home. A patio area leads onto a large, mature garden which is predominantly laid to lawn and bordered by established shrubs and trees, creating a wonderful sense of privacy from neighbouring properties.







Location

Kirby Fields has long been recognised as one of the most sought after locations within the County, offering amenities including shopping, an excellent primary school, sporting and leisure facilities, an active parish church and two public houses as well as being well placed for motorway access and Leicester city centre within eight miles.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Blaby District Council

Tax Band: E

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



Approximate total area⁽¹⁾

131 m²
1409 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

