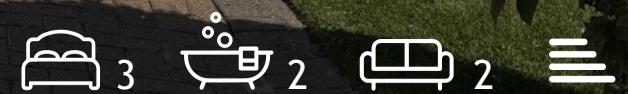




13 Wilshire Close
Kirby Muxloe, LE9 2DN

£415,000



13 Wilshire Close

Kirby Muxloe, Leicester, LE9 2DN

A well presented extended 3/4 bedroom detached family home in much sought after village location with spacious accommodation and well appointed throughout. The property, much improved by the current owners in the last few years, benefits from full gas central heating (Baxi combi boiler), UPVC double glazing. The accommodation comprises of hall, shower room, extensive lounge-diner, fitted kitchen including range cooker & American fridge/freezer, dining room/office. Upstairs, landing, 3 bedrooms plus another bedroom off another, modern family shower room. Driveway for 2 cars & garage, private rear gardens. Kirby Muxloe has an excellent primary school, village shops, good road links and close-by open countryside. Internal viewing highly recommended! Freehold. Council Tax band D

Entrance Hall

Composite double glazed entrance door, tiled flooring, radiator, spotlights to ceiling.

Shower Room

6'1" x 5'4" (1.86m x 1.63m)

A beautiful downstairs shower room fitted with a very contemporary stylish suite. UPVC double glazed opaque window, tiled flooring, fully tiled walls, vanity wash hand basin, wc, corner shower cubicle with mains twin head shower. Chrome heated towel rail, spotlights to ceiling.

Lounge-Diner

23'10" x 13'9" (7.27m x 4.21m)

A magnificent spacious lounge-diner offering ample space for the largest of furniture. Enjoying dual aspect with a UPVC double glazed large picture window to front and aluminium double glazed bi-fold doors to side. Two upright radiators, oak solid wood flooring, log burner, spotlights to ceiling.

Kitchen-Diner

13'10" x 8'1" (4.22m x 2.48m)

Composite double glazed single door to side, UPVC double glazed window to rear, tiled floor with under-floor heating, fitted with a range of base, drawer & eye level units, granite work surfaces, one and a half bowl sink unit with mixer taps, range cooker. Integrated dishwasher and washing machine. American fridge freezer included in sale.

Dining Room/Office

10'1" x 9'3" (3.08m x 2.82m)

Another dual aspect room with UPVC double glazed window to front, UPVC double glazed French doors to rear. Laminate flooring, under floor heating.

First Floor Landing

Fitted carpet, access to loft, generously sized airing cupboard housing Baxi gas central heating combination boiler.

Bedroom One

13'11" x 10'5" (4.25m x 3.20m)

A good sized double bedroom. UPVC double glazed window to front, fitted carpet, radiator.

Bedroom Two

13'11" x 8'1" (4.25m x 2.48m)

UPVC double glazed window to rear, fitted carpet, radiator, spotlights to ceiling.

Bedroom Four

9'10" x 7'7" (3.00m x 2.33m)

UPVC double glazed window to side, fitted carpet, radiator.

Bedroom Three

10'1" x 9'2" (3.08m x 2.80m)

This room is only accessed via Bedroom 2. Dual aspect with UPVC double glazed windows to front and rear, fitted carpet, spotlights to ceiling, radiator. Currently used as a dressing room off the rear facing bedroom.

Shower Room

7'6" x 4'11" (2.30m x 1.52m)

Fitted with a modern white suite. UPVC double glazed opaque window, chrome heated towel rail, tiled floor, fully tiled walls, walk-in shower enclosure with mains twinhead shower, vanity wash hand basin, wc. Spotlights to ceiling.

Outside

The front of the property has a garden area and a driveway leading to brick built garage with up & over door, light and power. The garage roof was replaced approx 8 years ago. The private rear garden is approx 50' across and 25' deep and has patio, lawns, two timber sheds, fully fenced boundaries, gated side access.

Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council (blaby.gov.uk)

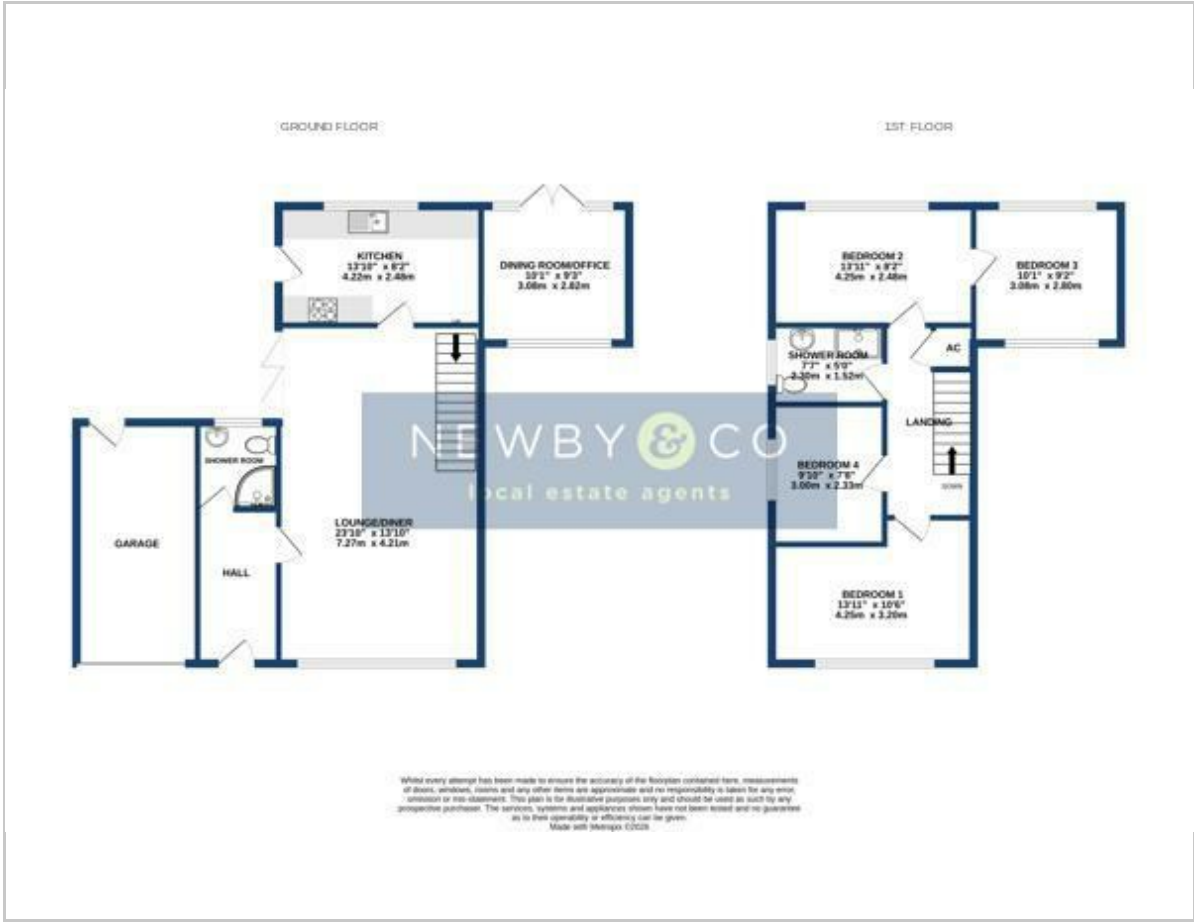
It has a Council Tax Band of D which means a charge of £2457.24 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school



Floor Plan

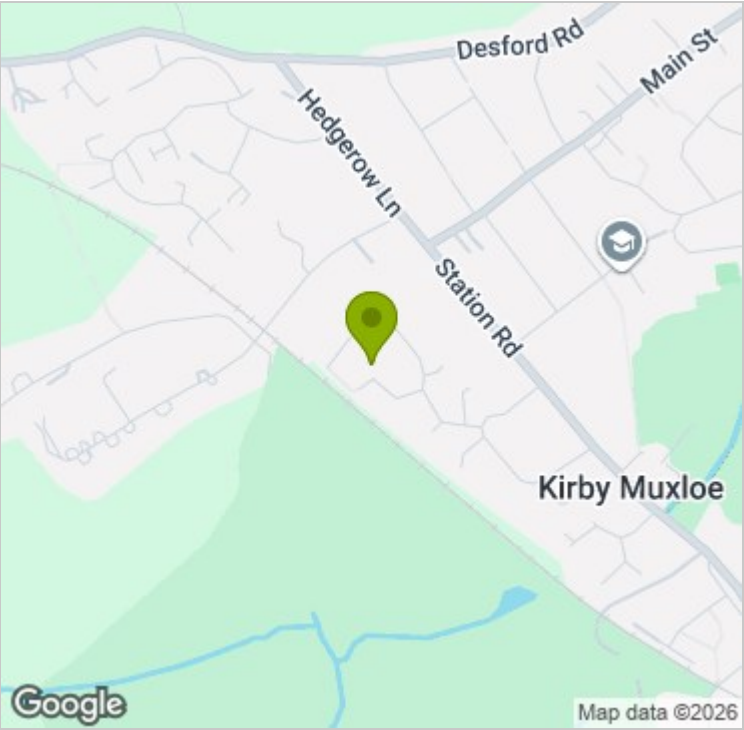


Viewing

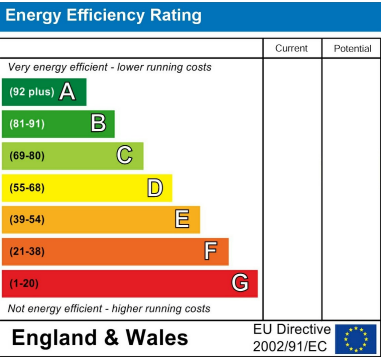
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,
Leics, LE3 8ED
Tel: 0116 2990 990
Email: sales@newbyandco.co.uk
newbyandco.co.uk

