

Alexanders
MarketMakers.

Main Street
Kirby Muxloe

- Grade II listed period cottage
- Fully refurbished to exceptional standard
- Wealth of original character retained
- Open-plan kitchen and dining room
- Sitting room with feature fireplace
- Two generous bedrooms, main with en suite
- Beautifully landscaped gardens
- Prime Kirby Muxloe village location
- EPC Rating D / Council Tax Band C / Freehold

Alexanders offer to the market a rare opportunity to purchase a beautifully restored period home of considerable character, finished to an uncompromising standard throughout and offered with stunning landscaped gardens in the prime village location of Kirby Muxloe. Thoughtfully reimagined and meticulously executed, the property effortlessly blends its historic charm with refined, high-quality finishes, resulting in a home of both elegance and substance.

The interior has been carefully redesigned to create a natural flow between living spaces, centred around a striking open-plan kitchen and dining area that forms the heart of the home. Upstairs, the main bedroom is enhanced by a stylish en suite.

Outside, the gardens have been expertly landscaped in a classic cottage style, offering a peaceful and private setting rich with colour, texture and seasonal interest. The property also benefits from off-road parking and a garage. Positioned within the heart of Kirby Muxloe, the property enjoys immediate access to a range of local amenities, scenic surroundings and excellent transport links, combining the charm of village life with everyday convenience.













Accommodation:
Internally, the accommodation briefly comprises a spacious entrance porch leading into a welcoming hallway, providing access to the stylish open-plan kitchen and dining room, formal sitting room, home office/utility room and contemporary shower room. To the first floor are two well-proportioned bedrooms, with the main bedroom benefitting from a beautifully appointed three-piece en suite shower room.

Gardens and land:
Externally, particular attention should be drawn to the superb cottage-style gardens, which have been beautifully landscaped to create a private and tranquil outdoor sanctuary. Bursting with colour, mature planting and seasonal interest, the gardens provide an idyllic setting for outdoor entertaining, relaxation and al fresco dining, perfectly complementing the charm and character of the home itself.

Location:
Situated in the heart of the highly desirable village of Kirby Muxloe, the property benefits from an excellent range of everyday amenities, including independent shops, cafés, traditional public houses, restaurants and highly regarded schooling for all ages. The area is also well served by recreational facilities, scenic walks and nearby green spaces, with the historic Kirby Muxloe Castle adding further character to the village setting. For commuters, the property offers excellent access to Leicester city centre, the M1, M69 and major road networks, making it ideal for those requiring convenient travel links whilst still enjoying the appeal of village living.

Method of Sale:
The property is offered for sale by Private Treaty.

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.

Tenure:
The property is being sold freehold with vacant possession upon completion.

Local Authority:
Blaby District Council, Council Offices, Desford Road, Narborough, Leicester, LE19 2EP. Council Tax Band C.

Viewings:
Viewing strictly by appointment only via sole selling agent, Alexanders of Market Bosworth, 7 Main St, Market Bosworth, Nuneaton CV13 0JN.

Services:
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.







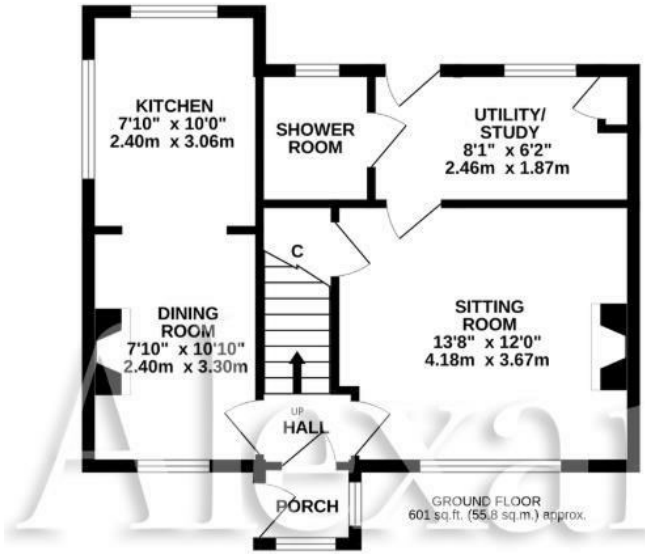


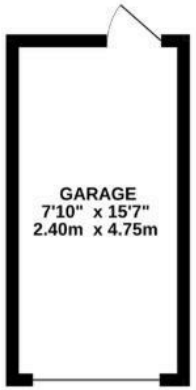
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

Technical Information:
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

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.

General Note:
These particulars whilst believed to be accurate 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 a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.





TOTAL FLOOR AREA : 913 sq.ft. (84.8 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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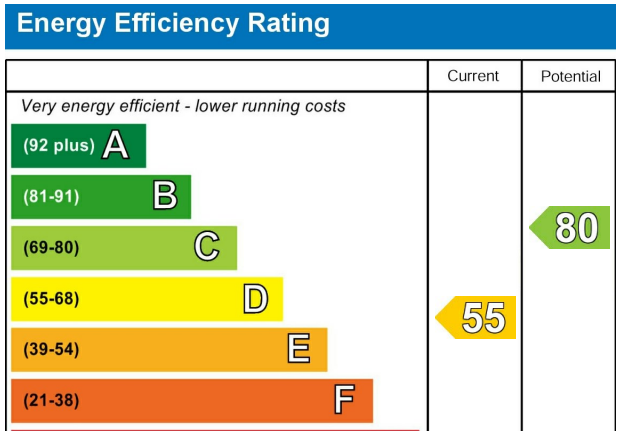



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