



Barons Close, Kirby Muxloe, LE9



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Guide price £550,000



Key Features

- Five bedrooms, master with en-suite shower room
- Executive detached family home
- Tucked away family friendly position
- Fabulous open plan living kitchen diner
- Double driveway and double garage
- Popular residential location
- EPC rating C
- Freehold





Situated in this highly sought after modern development in the popular location of Kirby Muxloe lies this truly stunning extended five bedroom detached family home with accommodation briefly comprising an open plan living kitchen diner with open access through to the utility area, guest WC, playroom, lounge, first floor landing, master bedroom with en suite shower room, four further bedrooms and family bathroom. The property also occupies a tucked away plot with lawned gardens to the rear, driveway providing ample off road parking, integral double garage, double glazing and gas central heating. Early viewing is recommended.

Welcome to your new home

A composite front door opens into an open-plan living space, creating an immediate sense of light and flow, with a staircase rising to the first-floor landing. The kitchen area is appointed with a range of bespoke Shaker-style wall and base units, complemented by a central island with granite work surfaces. A host of integrated appliances are thoughtfully incorporated, while generous proportions provide ample space for both dining and relaxed seating, making this a superb hub of the home.

From the main living area, a door leads through to a separate lounge of practical size, featuring a striking fireplace and French doors that open directly onto the gardens, allowing natural light to flood the room.

The ground floor further benefits from a versatile study/playroom, ideal for those working from home or requiring additional reception space, along with the added convenience of a downstairs WC.

Moving upstairs

To the first floor, an impressive galleried landing provides access to the bedroom accommodation. The principal bedroom suite is generously proportioned and benefits from fitted wardrobes, along with access to a private en-suite shower room.



There are three further well-sized double bedrooms, each fitted with wardrobes, in addition to a fifth single bedroom, also featuring fitted storage. The family bathroom is appointed with a four-piece suite comprising a panelled bath, separate shower cubicle, low-flush WC and pedestal wash hand basin.

Outside

Externally, the property is approached via a block-paved and tarmac driveway providing off-road parking for several vehicles and leading to an integral double garage, complete with power, lighting and a courtesy door giving access to the rear garden. A covered storage area to the side of the property offers additional practical space.

To the rear, the spacious garden enjoys a good degree of privacy and is predominantly laid to lawn, complemented by decking and patio areas that are ideal for outdoor dining and entertaining.

Location

Barons Close is situated on the outskirts of Kirby Muxloe, an attractive and well-regarded village approximately five miles west of Leicester. The location offers excellent connectivity, with convenient access to the city centre and major road networks via the A46 Western Bypass, linking to the M1 and M69 motorways, as well as the nearby Fosse Retail Park.

The village provides a range of local amenities including shops, schools, public houses, a parish church, and the highly regarded Kirby Muxloe Golf Club, making it an appealing choice for families and professionals alike.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Hinckley & Bosworth - Tax Band F. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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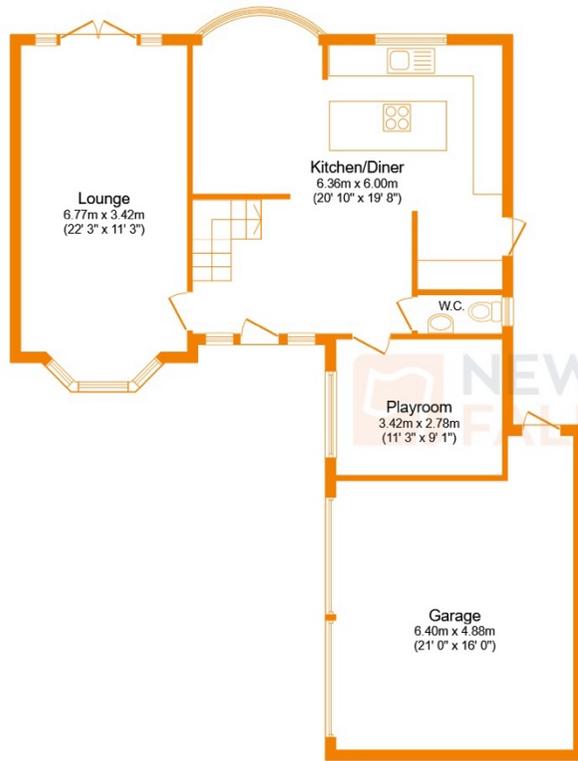
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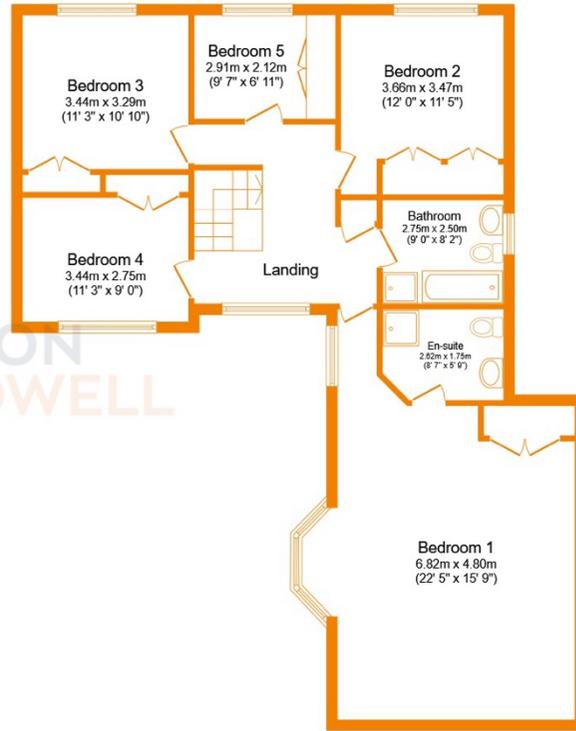
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Ground Floor



First Floor



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