

JAMES SELICKS

7 STATION ROAD

KIRBY MUXLOE
LEICESTERSHIRE
LE9 2EL

GUIDE PRICE: £390,000



A spacious three-bedroom bungalow extending to approximately 1,400 sq. ft., set on a superb plot within the ever-popular village of Kirby Muxloe. Requiring modernisation, the property offers excellent potential for extension/remodelling (subject to necessary consents).

Entrance hall • living room • dining room • four versatile bedrooms/reception rooms • family bathroom • kitchen • rear lobby • driveway • garage • lawned garden • greenhouse • shed • small orchard area • scope to extend (subject to PP) • EPC - D

Location

Located west of the city centre, Kirby Muxloe is surrounded by some of Leicestershire's most attractive rolling countryside yet provides convenient access to the professional quarters and mainline railway station as well as excellent road communications via the A46 to the M1/M69 motorway networks. The village itself is very pretty and offers a wide range of amenities including a popular school and a variety of sporting and social activities including a well-known 18-hole golf course and the historic Kirby Muxloe castle ruins.

Accommodation

A spacious entrance hall featuring original picture rails provides access to all principal rooms. The living room is well-proportioned, with a feature fireplace (believed to be open), fitted shelving to either side and views over the rear garden, along with direct access outside. A separate dining room provides access through to the kitchen and also houses a cupboard containing a modern Worcester Bosch boiler.

There are two generous double bedrooms to the front, both benefitting from bay windows and original picture rails. To the rear of the property are two further versatile rooms, ideal as reception spaces or potential third and fourth bedrooms if required. The family bathroom is fitted with a three-piece suite, including a bath with shower over.

The kitchen offers a range of units, with space for a gas cooker, washing machine, and fridge freezer, along with a sink beneath a window overlooking the garden. This leads through to a rear lobby with access to the garden and an adjoining WC.

Outside

To the front, a generous tarmac driveway provides off-road parking for up to six vehicles, with the property well screened by mature trees. There is access to a garage with power and lighting, along with gated side access leading to the rear garden. A well designed, predominantly lawned garden with raised planting beds, a greenhouse, shed, and a small orchard area to the rear. A patio area and two awnings create ideal spaces for outdoor seating and entertaining. The plot offers scope for further extension or development (subject to planning) and benefits from a southerly aspect, providing sunlight throughout the day.

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.

Accessibility: No specific accessibility modifications made.

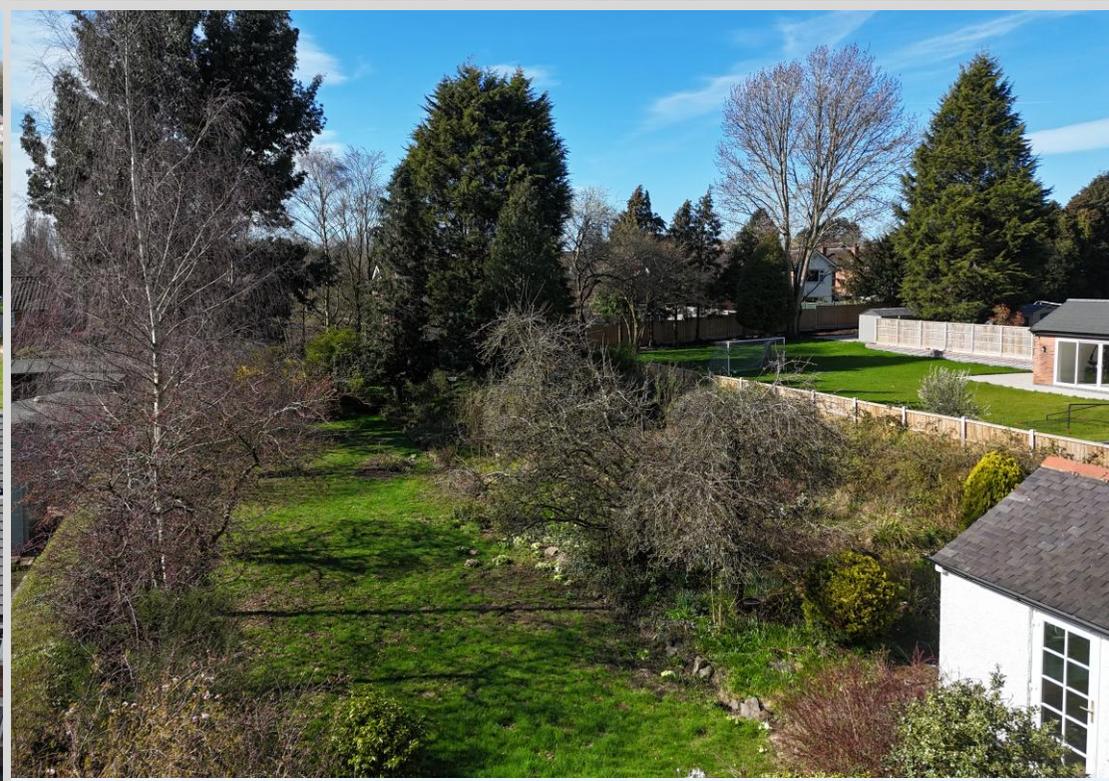
Planning issues: None our Clients are aware of.



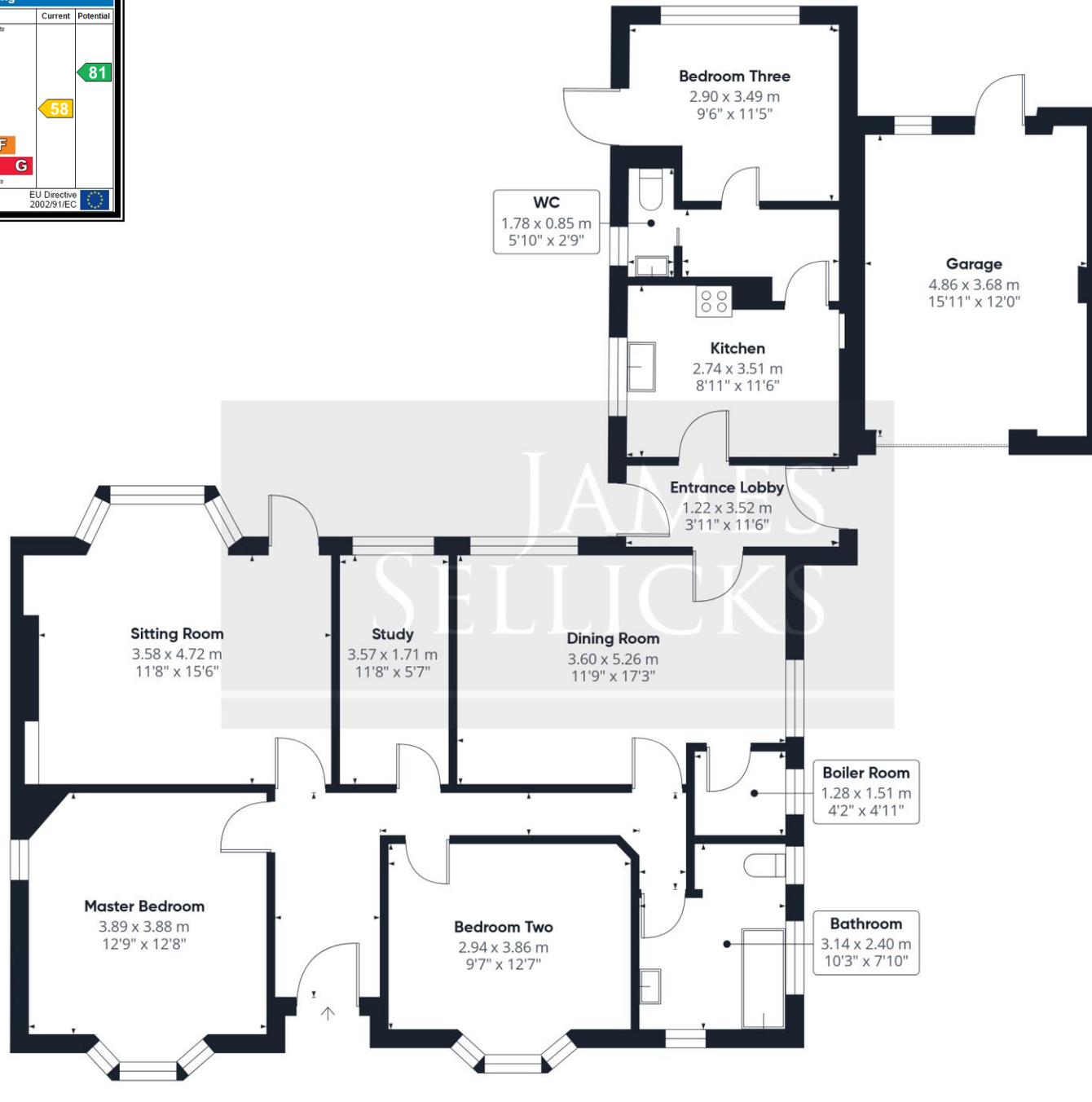








Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		
B	(81-91)		
C	(69-80)		
D	(55-68)	58	
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Approximate total area⁽¹⁾

136.7 m²

1471 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.

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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.

