



33 Barons Close, Kirby Muxloe - LE9 2BW
£575,000

 **NEWTON FALLOWELL**

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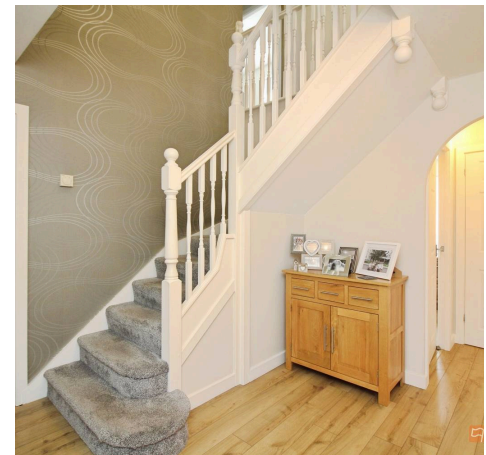
Kirby Muxloe, Leicester

Set within a select Bloor Homes development on the edge of the highly regarded west Leicestershire village of Kirby Muxloe, this detached family home offers spacious accommodation arranged over three floors, including five bedrooms, three bathrooms and a detached double garage. Located approximately six miles west of Leicester city centre, the village provides excellent access to the M1/M69 motorway networks, Fosse Retail Park and Leicester's professional quarters. Kirby Muxloe offers a strong community atmosphere with shops, schools, popular pubs, restaurants and a renowned 18-hole golf course. The gas centrally heated accommodation benefits from UPVC double glazing, gas central heating and a security alarm system and includes entrance hall, cloakroom, sitting room, dining room, study, breakfast kitchen, utility room, five bedrooms, two en-suites and family bathroom. Outside, there is a planted forecourt, detached double garage and lawned rear gardens. An internal viewing is highly recommended.

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Five double bedrooms, two with en-suite shower rooms
- Executive detached family residence
- Three reception rooms
- Desirable village location
- Off road parking for multiple vehicles and a detached double garage
- Gas central heating and double glazing
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band F
- EPC Rating TBC
- Viewings strictly by appointment only!



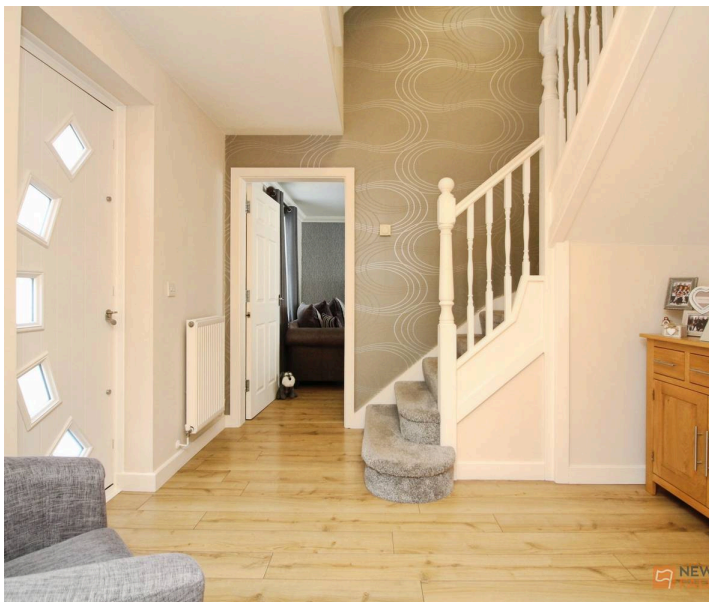


Welcome to your new home

The property is double glazed throughout and benefits from a spacious entrance hall with stairs to the first floor and a ground floor cloakroom. The formal dining room has front and side windows, while the sitting room features a fireplace, front window and French doors opening onto the rear patio. A separate study provides fitted units and desk space. The versatile breakfast kitchen is fitted with maple veneer wall and base units, worktops, sink, four-ring gas hob, extractor, double oven and grill, integrated fridge and dishwasher plumbing. The utility room offers additional storage, sink, worktop space, plumbing for a washing machine and tumble dryer, boiler, tiled floor and side access.

Moving upstairs

The first floor features a galleried landing with a front-facing window and airing cupboard, leading to the master bedroom with built-in wardrobes, front and side windows, and a modern en-suite comprising a WC, wash basin and double shower cubicle, with shaver point, inset spotlights and side window. Bedroom two also benefits from built-in wardrobes and a front-facing window, while bedroom five has built-in wardrobes and a rear-facing window. The family bathroom is fitted with a four-piece suite including a panelled bath, separate shower cubicle, pedestal wash basin and WC, together with a shaver point and rear-facing window.



Ascend to the second floor

The second floor features a landing with a useful storage cupboard, providing access to bedroom three and bedroom four. Bedroom three benefits from extensive built-in storage, a front-facing window, rear Velux window and a modern en-suite shower room comprising a WC, shower cubicle and pedestal wash basin, together with a shaver point, inset ceiling spotlights and front-facing window. Bedroom four also enjoys a front-facing window and an additional rear Velux window.

Outside

The property benefits from vehicular access to the side via a tarmaced driveway, providing private off-road parking for 3/4 vehicles and leading to a detached double garage measuring approximately 5.04m x 5.02m. The garage has two up-and-over doors, a partially double-glazed side access door, power and lighting. Gated access leads to the fully enclosed and fenced rear garden, which is mainly laid to lawn with a paved walkway leading to a patio area.

Location

Barons Close is located on the periphery of Kirby Muxloe, approximately five miles west of the city centre, providing convenient access into the city and access to the M1/M69 motorway networks. The village itself offers a wide range of amenities including shopping, schooling, public houses, parish church and renowned golf course.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. PLEASE NOTE: There is a service charge for the upkeep of the development. We have been advised that this is approximately £102 every 6 months. Hinckley & Bosworth District Council - 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.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

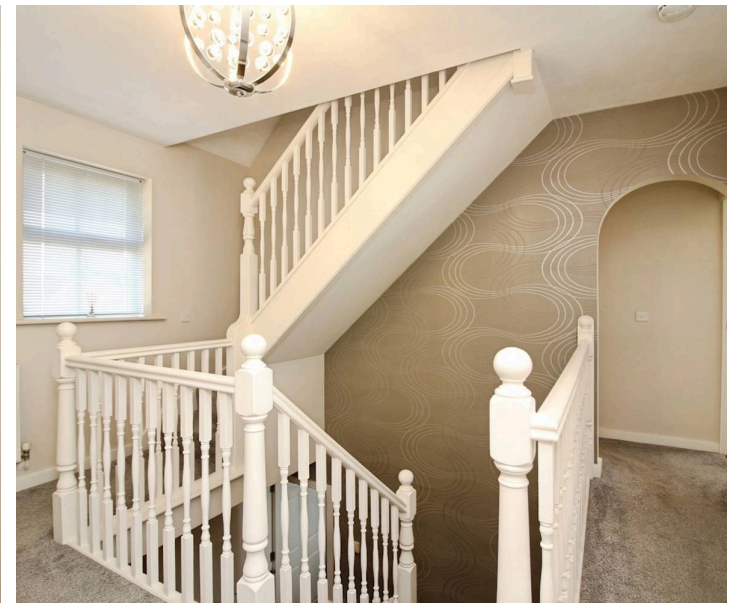


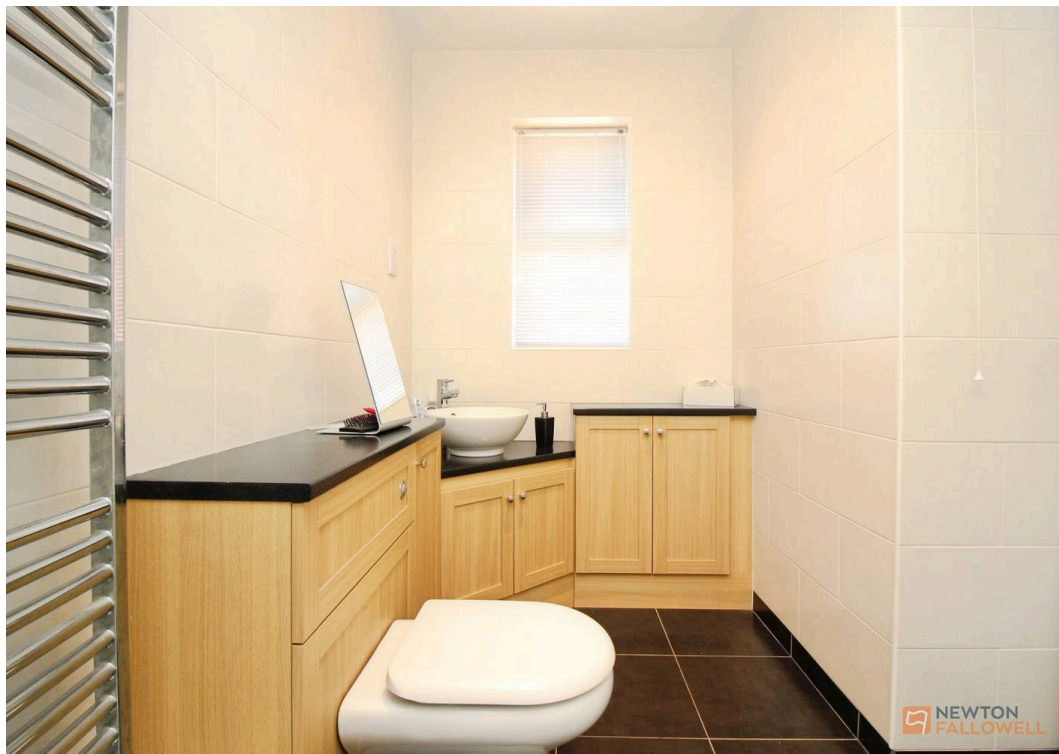
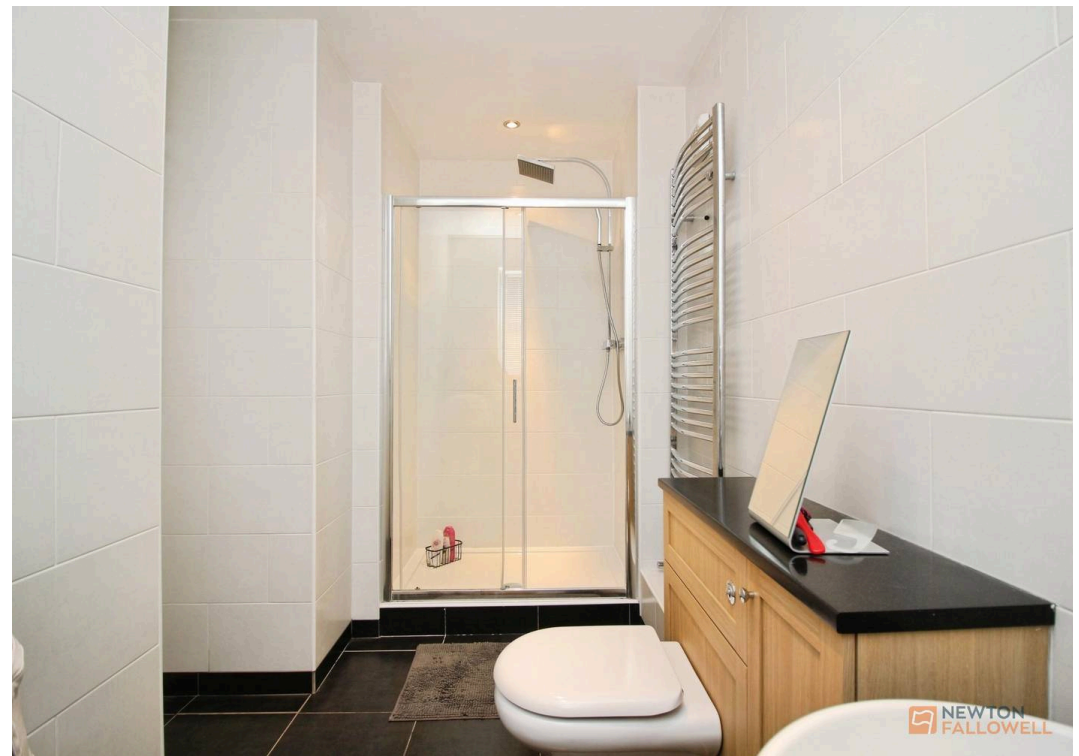
Referrals

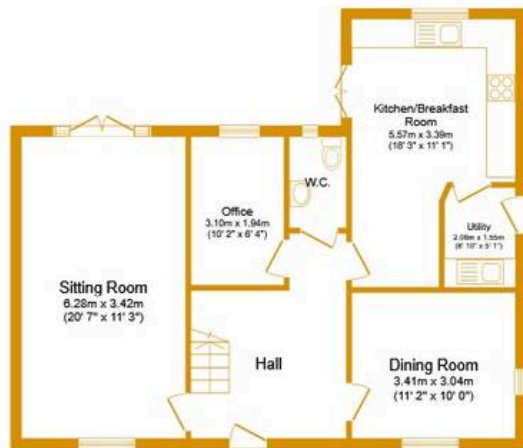
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.



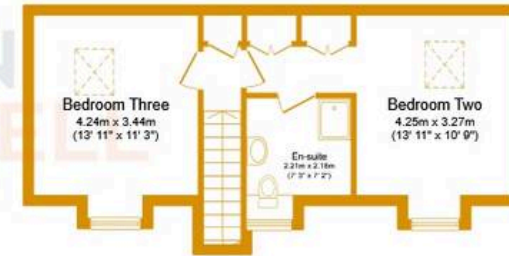




Ground Floor



First Floor



Second Floor



Garage

Total floor area: 202.2 sq.m. (2,177 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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