

Alexanders
MarketMakers.

Links Road
Kirby Muxloe

- Offered with no onward chain
- Substantial detached period-style residence
- Prestigious Links Road location
- Traditional breakfast/kitchen and two reception rooms
- Elegant sweeping staircase
- Four generously proportioned bedrooms
- One en suite and a family bathroom
- Private landscaped gardens of approximately 0.55 acres
- EPC Rating D / Council Tax Band G / Freehold

Alexanders are proud to offer to the market "The Orchard", a truly attractive and substantial detached period-style residence set within a generous, well-established plot. The property immediately presents a strong sense of privacy, charm, and understated elegance, situated on one of Leicestershire's most admired roads, Links Road in Kirby Muxloe.

The Orchard combines traditional character with generous proportions and a beautifully balanced layout. Elegant architectural details, including a sweeping staircase, arched doorways, and well-proportioned reception spaces, create a home of warmth and timeless appeal, while the overall arrangement offers both comfort and versatility.

Externally, the property enjoys an impressive setting with mature gardens, manicured lawns, and a sweeping gravel driveway leading to an integrated double garage. The established grounds provide a high degree of privacy and complement the home's classic rendered façade and Swithland tiled roof, while the peaceful village setting offers excellent access to local amenities, recreational facilities, and transport connections.













Accommodation:

Internally, the home offers the warmth and authenticity associated with period living, featuring a layout that flows naturally in the manner typical of homes of its era. Upon entering, a spacious entrance hall welcomes you, complete with a beautifully sculpted sweeping staircase rising to the first floor. Arched doorway frames provide access to two principal reception rooms, a kitchen/breakfast room, utility room, and cloakroom facilities. A separate garden room further enhances the ground floor accommodation.

Upstairs, the accommodation continues the sense of scale and charm, comprising four well-proportioned bedrooms and a generous family bathroom. The principal bedroom benefits from a large en suite bathroom featuring a sunken Jacuzzi-style bath and fitted storage/dressing space. The overall layout lends itself to both family living and sympathetic enhancement, subject to the necessary consents, allowing future owners to further refine the home while respecting its period character.

Gardens and land:

The property features a traditional rendered façade beneath a pitched Swithland tiled roof, set behind a wide gravel driveway that sweeps in a gentle curve, providing an impressive approach and ample off-road parking, leading to an integrated double garage. The front and rear gardens are beautifully maintained, with a combination of manicured lawns, mature shrubs, and carefully positioned planting beds that soften the building lines and enhance its established setting. The gardens provide a high degree of privacy and an exceptional backdrop to this unique home.

Location:

Links Road in Kirby Muxloe is widely regarded as one of the village's most desirable residential streets, renowned for its character, privacy, and sense of community. Lined with a mix of substantial period homes, modern family residences, and individually designed properties, the street exudes an air of prestige and timeless appeal. Mature trees, landscaped gardens, and generous plots create a tranquil, semi-rural atmosphere, while the road's proximity to local amenities, schools, and recreational facilities ensures convenience for everyday living.

With excellent transport links to Leicester city centre and the surrounding countryside, Links Road offers a rare combination of village charm, exclusivity, and accessibility, making it a highly sought-after location.

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 G.

Viewings:

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


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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.

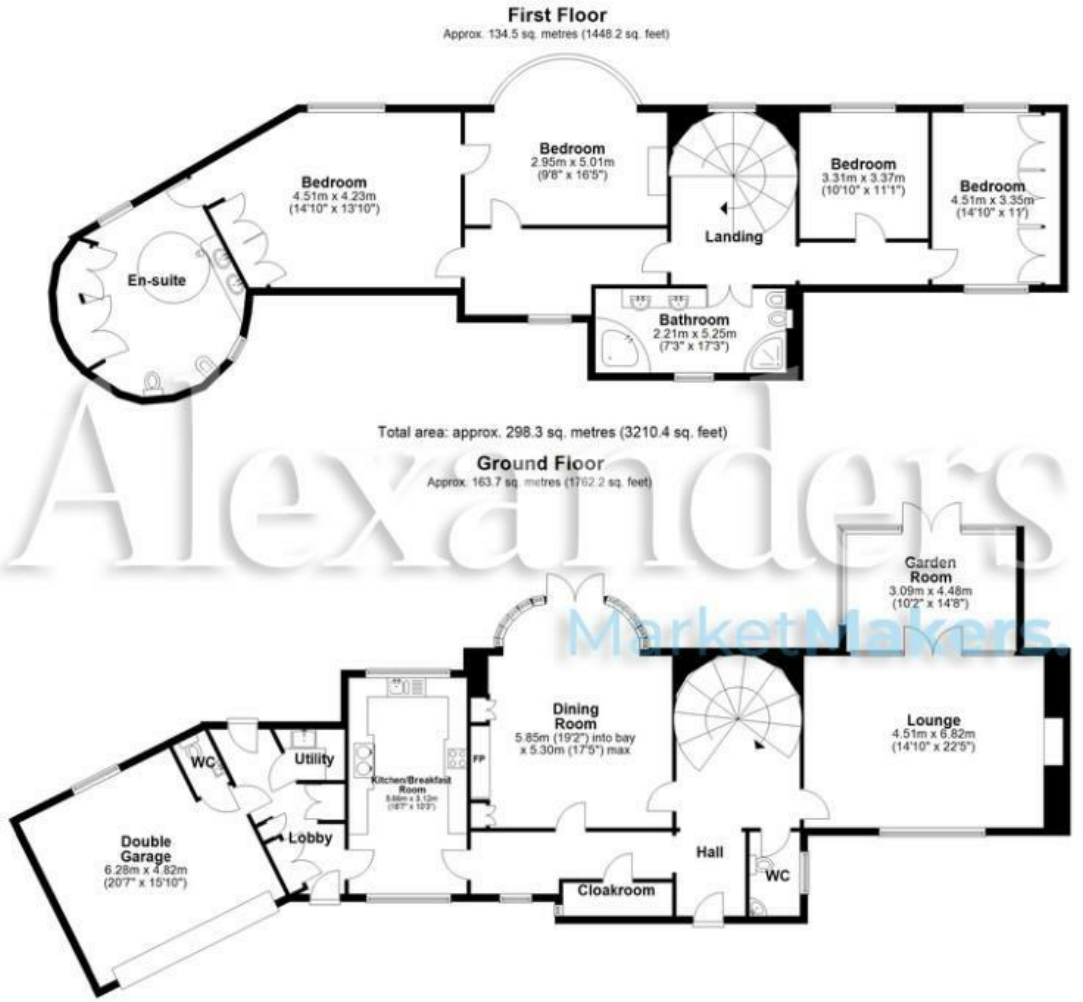
Public Rights of Way, Wayleaves & Easements:
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

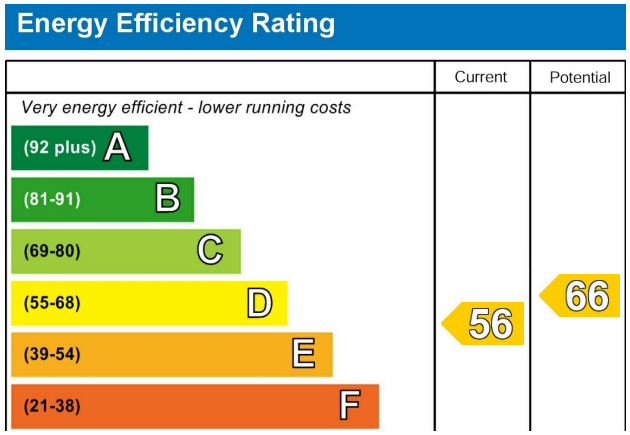
Plans and Boundaries:
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither 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.









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