JUDGE
ESTATE AGENTS

51 MAIN STREET, KIRBY MUXLOE LE9 2AN

£449,950
FREEHOLD

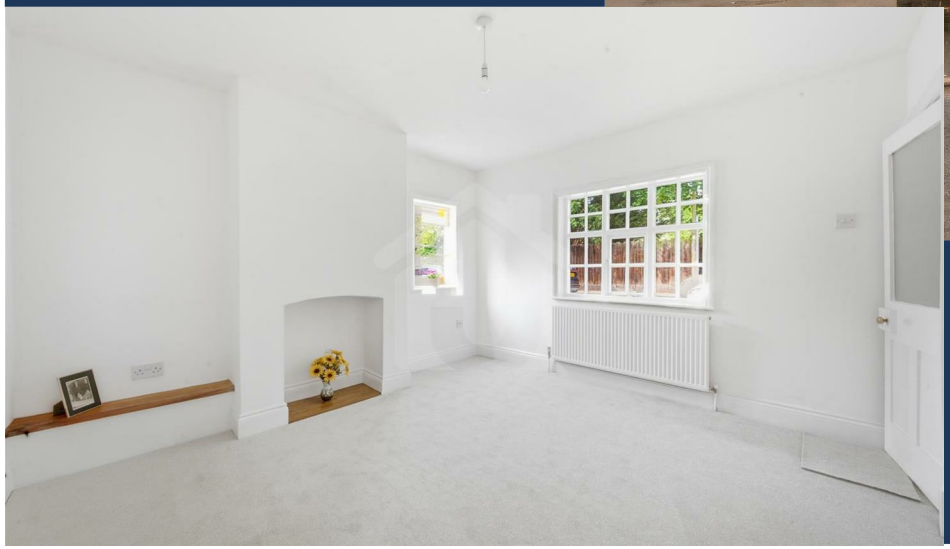
0116 236 7000

sales@judgeestateagents.co.uk

judgeestateagents.co.uk

13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ





3 1 3

NESTLED WITHIN THE HEART OF KIRBY MUXLOE VILLAGE, COMES OFFERED FOR SALE IVY COTTAGE. A BEAUTIFUL AND CHARMING PROPERTY THAT HAS BEEN WITHIN THE SAME FAMILY FOR GENERATIONS AS WELL AS SHARING ITS OWN PLACE IN THE VILLAGE HISTORY. THIS IMPRESSIVE HOME IN BRIEF COMPRISES THREE RECEPTION ROOMS, KITCHEN, REAR PORCH, WC, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. OUTSIDE TO THE REAR IS A WALLED GARDEN READY FOR THE NEXT OWNER TO ADD THEIR OWN VISION TO AS WELL AS OFF ROAD PARKING WITH ACCESS TO THE DOUBLE GARAGE. THE CURRENT OWNERS ARE PROUD OF THE HISTORY THEIR LOVELY HOME HAS BEEN A PART OF AND WE ALSO WOULD LIKE TO EMPHASISE THE LOCATION BEING PERFECT FOR USE OF THE VILLAGE EATERIES AND SHOPPING FACILITIES. JUDGE ESTATE AGENTS HIGHLY RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.







FIRST RECEPTION 12'2 x 11'7
Benefiting from a window to the front aspect, radiator, power points, door to the inner hall and a door that leads to:

SECOND RECEPTION 12'2 x 11'6
Having windows to the front and side aspects, radiator and power points.

INNER HALL
There are stairs leading up towards the first floor landing, door to the rear garden and doors that lead to:

THIRD RECEPTION 12'2 x 10'3
With a window to the rear aspect, radiator and power points. Please also note that in this room there is a well.

KITCHEN 12'3 x 7'2
With a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, grill and hob, window to the rear aspect, power points and a door to:

REAR PORCH
There is a door accessing the front exterior, door that leads to the garden and a door to:

WC 7'6 x 6'9
With a low level WC, wash hand basin, window, power point and plumbing for a washing machine.

FIRST FLOOR LANDING
Having a window to the rear aspect and doors that lead to:

BEDROOM 12' x 11'9
Benefiting from a window to the front and side aspects, radiator and power points.

BEDROOM 12' x 11'9
Having a window to the front aspect, radiator and power points.

BEDROOM 12'3 x 10'4
Benefiting from a window to the rear aspect, radiator and power points.

BATHROOM 12'3 x 8'3
Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, radiator, airing cupboard and a window to the rear aspect.

REAR GARDEN
A well established and mature garden that appreciates a patio, laid to lawn with borders home to a number of shrubs and plants as well as an outhouse. There is also a gate to the rear of the property and a door that gives access to the garage.

PARKING
There is off road parking that gives access to:

DOUBLE GARAGE 17' x 16'9
Benefiting from two up and over doors with a window and the facilities of both power and lighting.

KIRBY MUXLOE VILLAGE
Kirby Muxloe is a prestigious and well regarded village lying approximately five miles from Leicester city centre, offering a wide range of local amenities including a popular school, sporting facilities, shopping, public houses and a renowned 18-hole golf course and the village also has ready access to some delightful countryside. The popularity of the area is further enhanced by accessibility to major road links both to Fosse Park and to Leicester city centre, eight miles to the east. The position is particularly well placed for access to the M1/M69 motorway networks and Fosse Retail Park.

VIEWINGS
We always like any potential purchaser to follow our four steps

1) Read property description

2) Look at Floorplan

3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

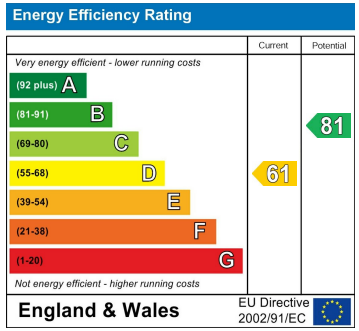
MEASUREMENTS & FLOORPLANS
Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. 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.

ANTI-MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.











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. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Snappy 360.

VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.
We always like any potential purchaser to follow our four steps:

1. **Read property description**
2. **Look at floorplan**
3. **Watch our virtual viewing video**
4. **Please provide and assist proof of affordability**

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

LET'S TALK

0116 236 7000 judgeestateagents.co.uk sales@judgeestateagents.co.uk 13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ

All properties are listed on Rightmove, Zoopla & our website.

ZOOPLA rightmove

TERMS & CONDITIONS

Money laundering
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.