



Primrose Way, Kirby Muxloe, LE9



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£250,000



### Key Features

- Three bedroom semi detached home
- Tucked away cul de sac position with ample parking
- Conservatory to the rear
- Modern fitted kitchen diner
- Desirable village location
- Ideally located for access to the motorway
- EPC rating TBC
- Freehold





Occupying a tucked-away position on a larger-than-average plot, this three-bedroom semi-detached home benefits from a driveway providing off-road parking for at least two/three vehicles and would make an ideal family home or stylish first purchase. The property has been thoughtfully enhanced and offers gas central heating and double glazing throughout. The accommodation comprises an entrance hall, a comfortable lounge, and a full-width modern kitchen diner fitted with contemporary units and French doors opening into a delightful conservatory, providing valuable additional reception space and ideal for entertaining or family living. To the first floor are three well-proportioned bedrooms and a contemporary bathroom suite. Situated in the highly desirable village of Kirby Muxloe, the property enjoys a low-maintenance garden to the side and rear, perfect for those seeking outdoor space without the upkeep.

### Welcome to your new home

Upon entering the home, you are welcomed into an entrance lobby with a staircase rising to the first floor and a door leading through to the main reception room. The lounge is presented with carpeted flooring and is flooded with natural light courtesy of a charming box bay window, creating a bright and inviting living space.

Glazed doors open into the full-width kitchen diner, fitted with a contemporary range of wall and base units complemented by brick-effect tiled splashbacks. Integrated features include a built-in Bush oven with a four-ring hob and extractor hood above, along with a 1½ bowl sink and drainer unit with mixer tap. There is ample space for additional appliances.

Finished with wood-effect flooring, inset spotlighting and a rear elevation window, the kitchen diner also benefits from French doors leading into the conservatory, providing

valuable additional ground floor living space and ideal for both everyday family life and entertaining.

### Moving upstairs

Ascend to the first floor, a carpeted landing provides access to three bedrooms, two of which are comfortable doubles. The family bathroom completes the upstairs and is fitted with a modern three piece suite comprising a bath with shower unit over, wash hand basin and wc, with complementary tiling. With shaver point, chrome heated towel rail, spotlighting and obscure rear elevation window.

### Outside

Enjoying a pleasant cul-de-sac position, this property occupies a larger-than-average, tucked-away plot with a driveway providing convenient off-road parking.

Gated side access leads to a low-maintenance rear garden, thoughtfully designed with a decking area ideal for outdoor seating and entertaining. The garden is enclosed by fencing to the boundaries.

### Location

The property occupies a convenient position within the highly regarded village of Kirby Muxloe, a thriving Leicestershire community situated to the west of Leicester city centre.

The village offers an excellent primary school, a range of local shops, a parish church, popular restaurants and public houses, together with a well-known 18-hole golf club and a strong, active community spirit.

For those who enjoy the outdoors, Bradgate Park is within easy reach, while commuters benefit from superb road connectivity, with Junction 21A of the M1 motorway approximately two miles away, the Western Distributor Road within one mile, and convenient access to Fosse Park.

### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band B. 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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