



86A MAIN STREET, KIRBY MUXLOE, LEICESTER,  
LE9 2AP

ASKING PRICE £374,950



# 86A MAIN STREET, KIRBY MUXLOE, LEICESTER, LE9 2AP

## £374,950 FREEHOLD



### ENTRANCE PORCH

Having a window to the front aspect, power points and door that leads to:

### ENTRANCE HALL

There are stairs that lead up to the first floor landing, radiator, window to the side aspect, power point and doors that leads to:

### SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling and a heated towel rail.

### LIVING, DINING ROOM

23'9 x 12'6 - 9'10

Benefiting from a window to the front aspect, radiator, power points, TV point, patio doors to the rear garden and this room also leads through to:

### KITCHEN

11'11 x 8'3

Having a range of wall and base units and work surfaces, Belfast style double sink, integral oven, hob and extractor, power points, integral fridge/freezer and a window to the rear aspect.

### FIRST FLOOR LANDING

There is a window to the side aspect, power point, loft access and doors that lead to:

### BEDROOM

13'9 - 9'6 x 9'2 - 6'3

Benefiting from a window to the rear aspect, radiator and power points.

### BEDROOM

12'6 x 9'6

There is a window to the front aspect, radiator and power points.

### BEDROOM

9'5 x 6'4

With a window to the front aspect, radiator and power points.

### BATHROOM

8'2 x 5'11

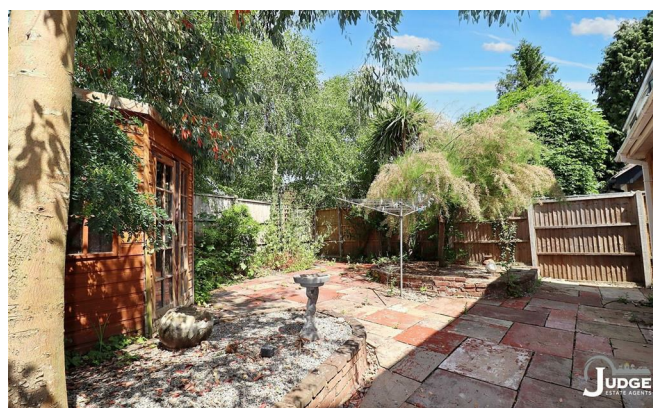
Comprising a low level WC, wash hand basin, jacuzzi corner bath, heated towel rail, complimentary tiling and a window to the rear aspect.

### REAR GARDEN

A low maintenance garden that appreciates a mainly paved area whilst enjoying borders home to shrubs and trees. There is also a Summerhouse.

### PARKING

From the front there is access to off road parking.





## 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.

## MONEY LAUNDERING

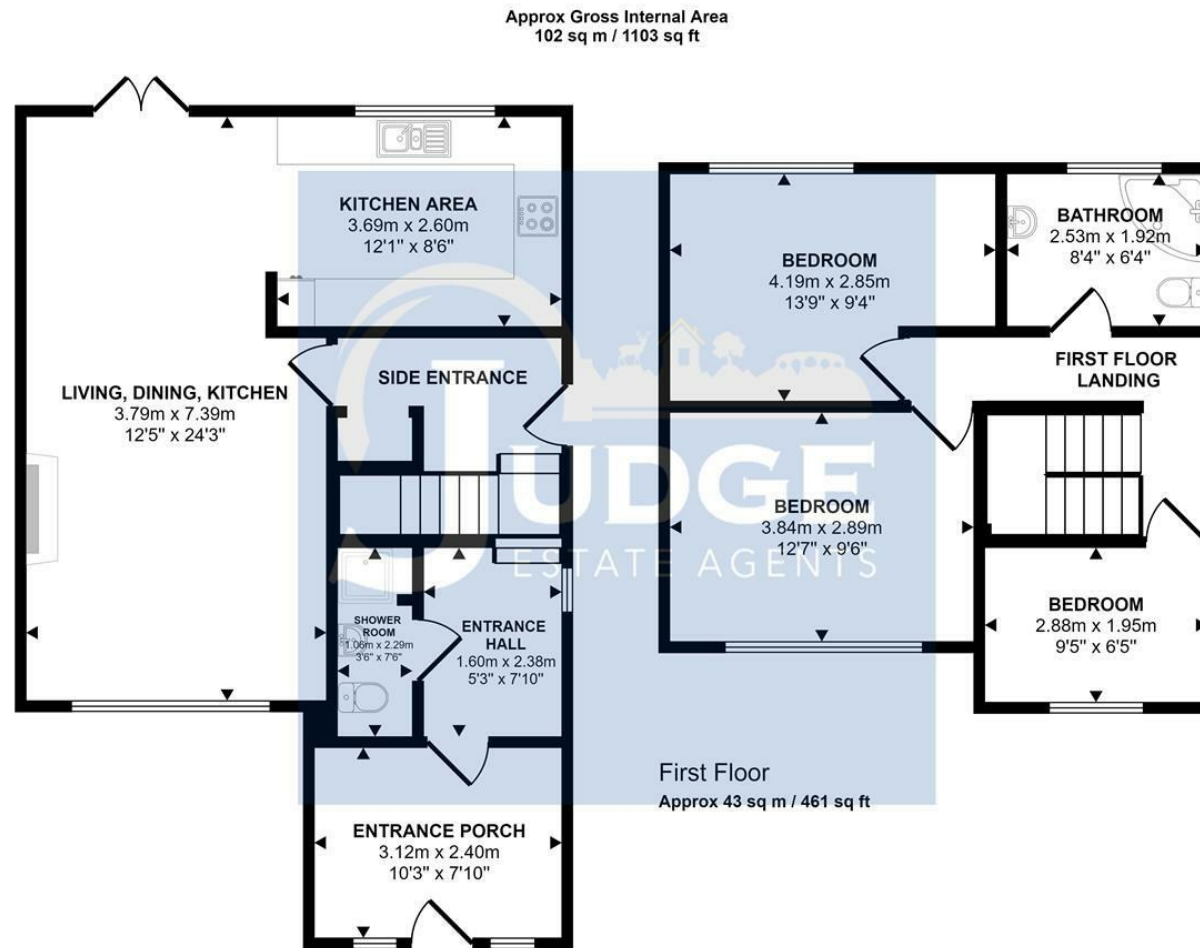
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be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



**Ground Floor**  
Approx 60 sq m / 642 sq ft

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 Made Snappy 360.

Viewings strictly by  
appointment via Judge  
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

