



39 Oakcroft Avenue, Kirby Muxloe, Leicester, LE9 2DH  
£300,000



**NO CHAIN!** Ideally located within the desirable village of Kirby Muxloe, this two-bedroom detached bungalow offers spacious single-storey living with a generous garden, off-road parking, and a Garage. The accommodation comprises an Entrance Hall, a sizable Living Room, Kitchen, Conservatory, two well-proportioned Bedrooms and an accessible Bathroom. The bungalow is maintained throughout, with potential to update or extend (subject to relevant permissions) to suit modern lifestyles. UPVC double glazing & gas central heating with a newly installed boiler.

### **Entrance Hall**

With UPVC paneled door leading to the Entrance Hall with access to the two Bedrooms, Bathroom, Living Room and Kitchen.



### **Kitchen**

**3.74 x 2.88 Meters**

Fitted with wooden effect wall and base units, laminate work surfaces, stainless steel sink and drainer, tiled flooring, stand-alone oven, tiled splash backs, access to the Conservatory and UPVC double glazed windows.



### **Living Room**

**5.81 x 3.07 Meters**

Carpeted with UPVC sliding French doors leading to the Garden.

## **Bedroom 1**

**3.48 x 3.07 Meters**

Carpeted with UPVC double glazed window to the front elevation.

## **Bedroom 2**

**2.86 x 2.7 Meters**

Carpeted with UPVC double glazed window to the front elevation.

## **Bathroom**

**2.7 x 1.15 Meters**

Fitted with a three-piece white suite including a Low Flush WC, Pedestal Sink, and accessible walk-in Bath. Tiled flooring and a UPVC double glazed window to the side elevation.





## Outside

With maintained gardens to the front, side and back elevations with shrubbery boarders, grass area, a fishpond, paving and enclosed with timber fencing.

## Front Elevation

There is a tarmac driveway with a front garden adjacent.

## **Conservatory**

**3.74 x 2.04 Meters**

Fitted with wooden storage cupboards, tiled flooring and UPVC double glazed windows to the rear and side elevation.



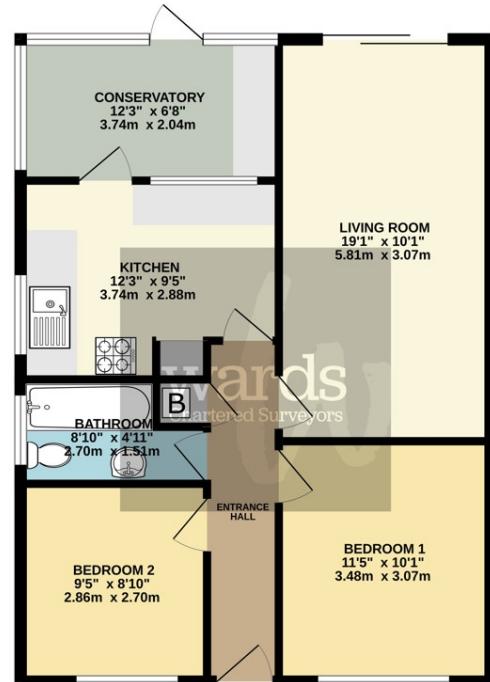
**EPC- C (73)**

**Council Tax Band - C**

**Call 01455 251771 to make an appointment to view this property**

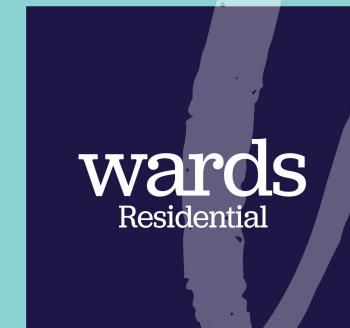


GROUND FLOOR  
681 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA: 681 sq.ft. (63.2 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. The surveyors and estate agents accept no responsibility for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and equipment shown have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
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