



JAMES
SELICKS

18 DESFORD ROAD

KIRBY MUXLOE
LEICESTERSHIRE
LE9 2BB

Located within walking distance of the village centre, this impressive five-bedroom, four-bathroom family home offers over 2,000 square feet of beautifully presented accommodation over three floors, together with allocated parking for three vehicles. Lovingly renovated and meticulously maintained by the current owners, the property provides exceptional space for modern family living.

Entrance hall • cloakroom • reception room • dining kitchen • utility room • first floor sitting room • bedroom two • en-suite • second floor master bedroom • en-suite • bedroom three • en-suite • two further bedrooms • family bathroom • neat frontage • three allocated parking spaces • low maintenance rear garden • EPC - C

Location

Kirby Muxloe is situated approximately five miles west of Leicester, offering excellent access to the A46 Western Bypass, M1/M69 motorway networks & Fosse Retail Park at Junction 21. The village is very pretty, surrounded by some of the County's most picturesque walks and bridleways, and enjoys a strong sense of community with a range of day-to-day amenities including shopping, public houses, restaurants and well-regarded schooling, alongside a prestigious 18-hole golf course and the historic English Heritage Kirby Castle ruins.

Accommodation

The property is entered via a bright, welcoming entrance hall with a side-facing window, stylish décor including a radiator cover and a convenient ground floor cloakroom fitted with a WC, wash hand basin and storage. To the front of the property is a spacious and versatile reception room (perfect as a dining room, snug or additional sitting room) enjoying a pleasant outlook via the front-facing window, an open understairs storage area and flowing seamlessly with the rest of the ground floor, which is finished with consistent flooring throughout.

The superb kitchen is well-appointed and designed with both practicality and entertaining in mind with French doors leading out to the rear garden. The kitchen boasts an excellent range of grey eye and base level units and drawers complemented by contrasting black preparation surfaces with white metro tiled splashbacks, a sink positioned beneath the window overlooks the garden and a peninsula breakfast bar provides additional seating. Integrated appliances include a Neff microwave, a Rangemaster oven with gas hob and a Hoover dishwasher, as well as space for an American-style fridge/freezer. Off the kitchen is a separate utility room offering space and plumbing for a washing machine and tumble dryer along with matching units, worktops, flooring and tiling for a cohesive finish.

The first floor is accessed via a return staircase leading to a spacious landing with glazed double doors into a rear sitting room allowing natural light to flood through, alongside rear-facing windows, decorative wood panelling, an electric fireplace with surround, and spotlights. Bedroom two is also located on this floor and features a Juliet balcony to the front, an additional window, wood panelled walls, a radiator cover and a range of fitted wardrobes, integrated drawer storage and co-ordinated decorative finishes. This room further benefits from its own en-suite comprising a corner shower enclosure, enclosed WC, wash hand basin with storage and complementary tiling.

To the second floor, a further return staircase leads to a bright and open landing, complete with a large airing cupboard. The master bedroom is an impressive and particularly spacious room featuring a fantastic range of fitted furniture including triple wardrobes, a dressing table and bedside units, further enhanced by a large en-suite providing a four piece suite comprising a corner bath, an enclosed WC, wash hand basin with storage beneath and a separate corner shower enclosure, complete with tiled walls and tile-effect flooring. Bedroom three is another spacious double, benefiting from fitted wardrobes and overbed storage, along with its own en-suite comprising a corner shower, enclosed WC, and wash hand basin with storage beneath. Bedrooms four and five are both well-proportioned doubles each with fitted wardrobes. The family bathroom is fitted with a corner shower enclosure, enclosed WC and wash hand basin with storage, complemented by tiled flooring and walls.





RECESSED LIGHT

RECESSED LIGHT

RECESSED LIGHT

HOME BAKED
SINCE 1945

LAUNDRY
THE LAUNDRY



Outside

This well-presented and generously proportioned home is approached via a low-maintenance frontage, featuring a stoned fore garden with pathway, enclosed by a metal railing fence and gate.

The rear garden enjoys a sunny aspect and has been designed for low maintenance, featuring a composite decking area and extensive stone landscaping, with a pathway leading to a rear gate. A shed is positioned within the garden, which is enclosed by a combination of walling and fencing. The property also benefits from three allocated parking spaces.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Blaby District Council **Tax Band:** F

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, speed unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Please Note: A fee of £150 per annum is payable for the upkeep of the courtyard.

Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: Three-storey property, no specific accessibility modifications made.

Planning issues: None our Clients are aware of.

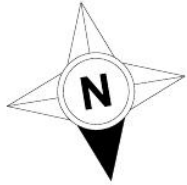
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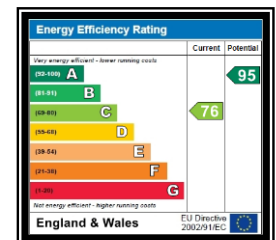
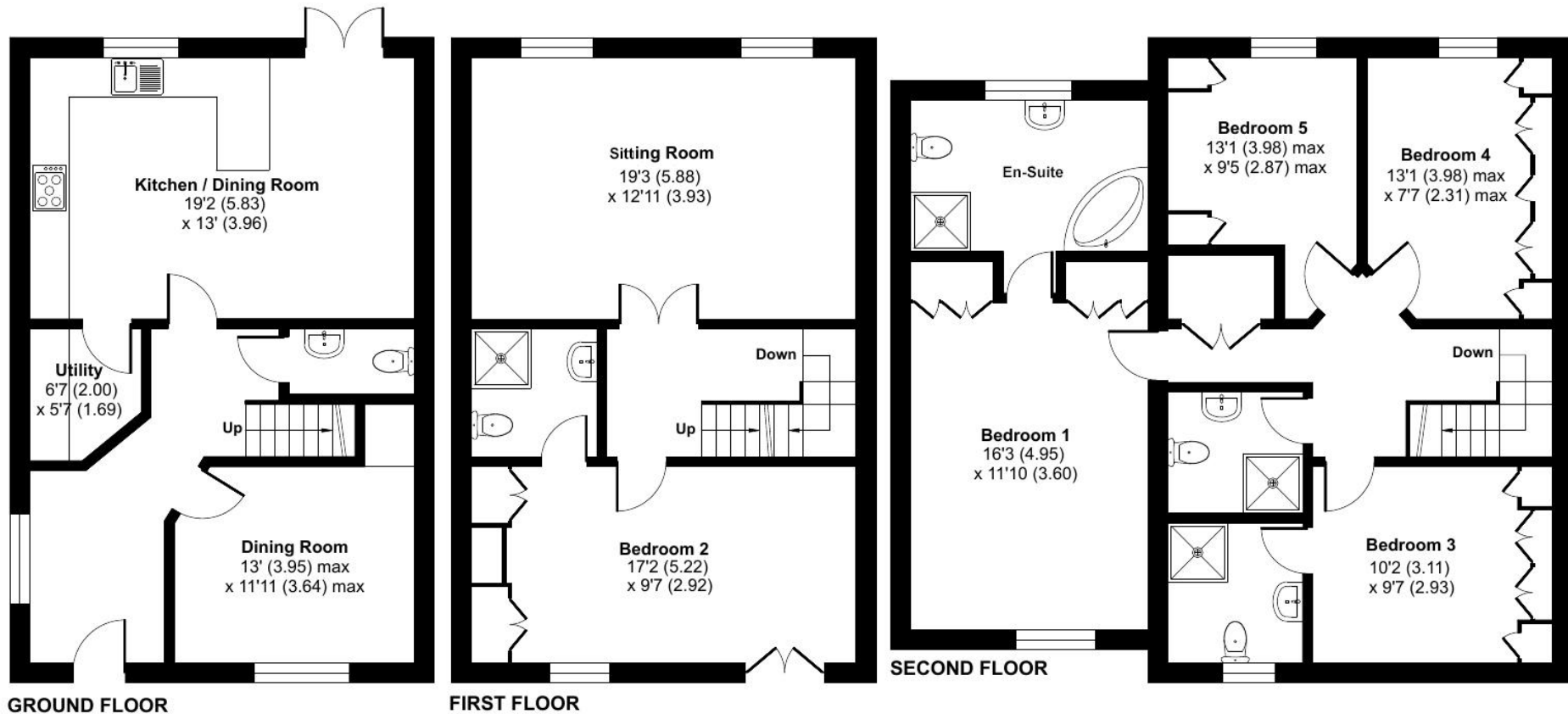
OPEN
PLEASE
COME IN



Desford Road, Kirby Muxloe, LE9

Approximate Area = 2062 sq ft / 191.5 sq m

For identification only - Not to scale



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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

