

JAMES
SELICKS



18 DESFORD ROAD
KIRBY MUXLOE, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES



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18 Desford Road

Kirby Muxloe
Leicestershire
LE9 2BB

A superb and immaculately presented, five bedroom family home offering truly spacious accommodation over three floors and parking for three vehicles, located within walking distance of the centre of this thriving west Leicester village.

Entrance hall | cloakroom | dining room | dining kitchen | utility room | first floor sitting room | bedroom five | en-suite | Juliet balcony | four second floor bedrooms | three shower rooms | pretty front and rear gardens | parking for three vehicles | uPVC double glazing throughout | EPC - C

LOCATION

Kirby Muxloe lies approximately five miles west of the city centre, providing convenient access into the city, together with excellent motorway links via the A46 Western bypass to the M1 and M69. The village itself offers a good range of local amenities including shopping, popular schooling, sporting and social facilities including a renowned 18-hole golf course.

ACCOMMODATION

The property is entered via a UPVC door with windows above and either side leading into a spacious entrance hall with laminate flooring and a window to the side housing the stairs to the first floor and a ground floor cloakroom providing a two piece suite. The dining room has a window to the front, laminate flooring. The open plan dining kitchen has a window to the rear and boasts an excellent range of contemporary eye and base level units and drawers, glazed display cabinets and tallboy larder units, ample preparation surfaces and a breakfast bar, an undermounted sink and drainer unit with mixer tap above, integrated stainless steel microwave and Rangemaster style cooker, glass splashback, five-ring hob and stainless steel extractor unit above, integrated dishwasher, inset ceiling spotlights, tiled flooring and French doors leading onto the rear garden. A utility room provides space and plumbing for automatic washing machine and tumble dryer, worktops over, tiled flooring and a tallboy cupboard.

To the first floor a landing houses the return staircase to the second floor. Double doors lead into the sitting room which enjoys two windows overlooking the rear garden, a feature fireplace with inset contemporary gas flame effect fire and inset ceiling spotlights. The first floor bedroom (five) has a window to the front and French doors leading onto a Juliet balcony affording far-reaching views, built-in wardrobes and chest of drawers, and an en-suite with a white three piece suite comprising an enclosed WC, a double corner shower cubicle and wash hand basin with cupboards under, heated towel rail, part tiled walls and tiled floor.

To the second floor is a landing housing the airing cupboard. The master bedroom has a window to the front enjoying far-reaching views, loft access, built-in wardrobes and an en-suite with a corner shower cubicle, an enclosed WC and wash hand basin with cupboards under, heated towel rail, part tiled walls and tiled floor. Bedroom two has a window to the front and an en-suite with a corner shower cubicle, an enclosed WC and wash hand basin with cupboards under, heated towel rail, part tiled walls and tiled floor. Bedroom three has a window to rear and two built-in cupboards. Bedroom four has a window to the rear and built-in wardrobes. The family shower room has a corner shower enclosure, enclosed WC, wash hand basin with cupboards beneath, heated towel rail, part tiled walls and tiled floor.

OUTSIDE

To the front of the property are lawned front gardens behind wrought iron fencing and gates with a pathway leading to the front door. To the rear are pretty lawned gardens with a paved patio entertaining area, wooden shed, fenced boundaries and a gate leading to the courtyard which offers allocated and visitor's parking (a fee of approximately £100 per annum is payable for the upkeep of the courtyard).

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Hinckley Road in a westerly direction. Upon entering the village, take a right hand turn at the traffic light complex into Kirby Lane which eventually becomes Station Road and then Hedgerow Lane. Turn right at the T junction into Desford Road and the property can be located just past Woodlands Lane on the right hand side, clearly indicated by the Agent's for sale board.





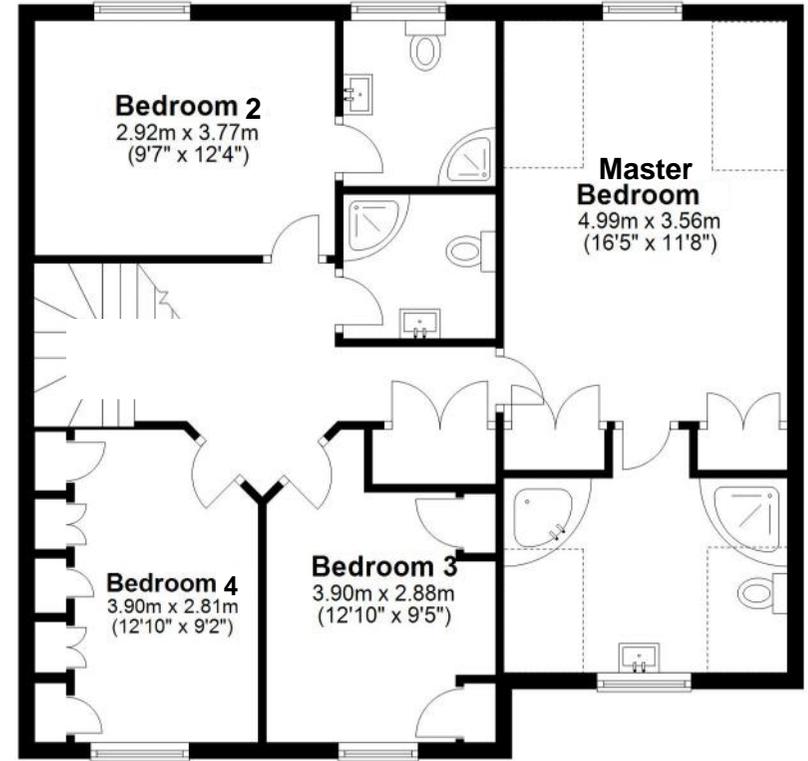
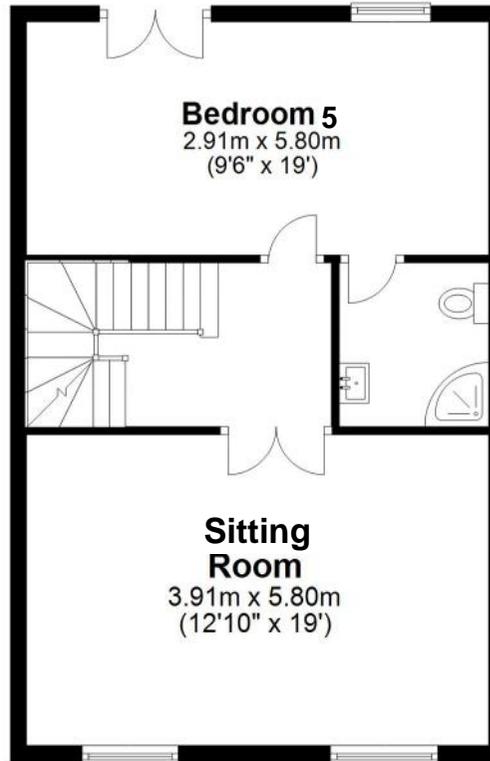
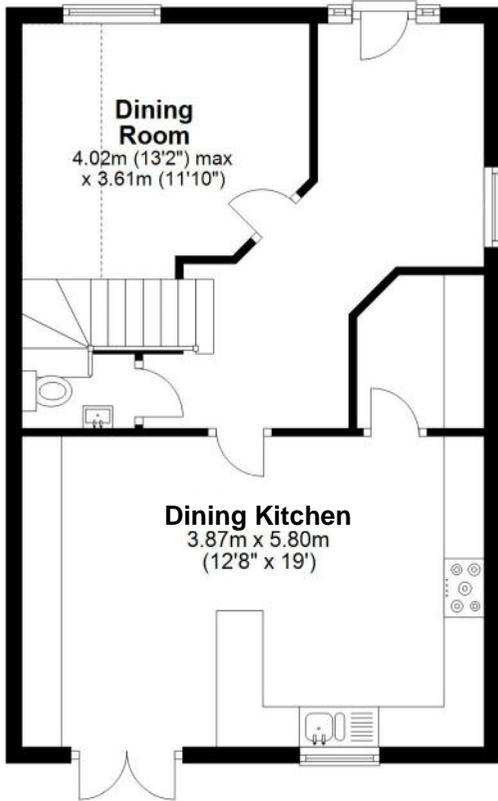
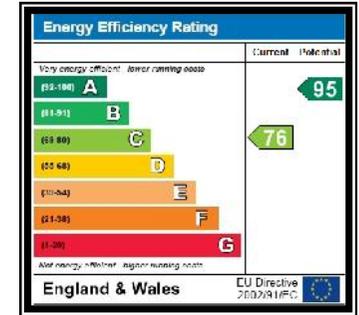
18 Desford Road, Kirby Muxloe, Leicestershire LE9 2BB

Total Approximate Gross Internal Floor Area = 2009 SQ FT / 186 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.





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Measurements 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.