



61 STATION ROAD, KIRBY MUXLOE LE9 2EL

£285,000

FREEHOLD

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13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



OFFERED WITH NO UPWARD CHAIN, THIS TRADITIONAL THREE-BEDROOM BAY-FRONTED SEMI-DETACHED HOME SITS PROUDLY ON ONE OF LEICESTERSHIRE'S MOST DESIRABLE ADDRESSES IN THE VILLAGE OF KIRBY MUXLOE. A LOVELY HOME THAT NOW OFFERS AN EXCITING OPPORTUNITY FOR A NEW OWNER TO MODERNISE, PERSONALISE, AND ADD THEIR OWN VISION TO, MAKING AN IDEAL FAMILY HOME. AS YOU ENTER, THE PROPERTY BENEFITS FROM AN ENTRANCE HALL, LIVING ROOM, KITCHEN, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. THERE IS A WELL ESTABLISHED AND MAINTAINED GARDEN. THERE IS A LAID TO LAWN GARDEN FROM THE FRONT AS WELL AS OFF ROAD PARKING THAT LEADS TO A CAR PORT.



ENTRANCE PORCH

With a door that leads to:

ENTRANCE HALL

There are stairs leading up to the first floor landing, radiator and doors that lead to:

LIVING ROOM 26'3 x 11'11 - 11'8

Benefiting from a bay fronted window, radiator, power points, TV point and Patio doors to the Rear Garden.

KITCHEN 22'2 x 7'3

Having a range of wall and base units with work surfaces, sink with a mixer tap, power points, radiator, pantry windows to the rear and side aspects and a door that leads to the Car Port.

FIRST FLOOR LANDING

There is a window to the side aspect and doors that leads to:

PRIMARY BEDROOM 12' x 11'5

Benefiting from a bay fronted window, radiator and power points.

BEDROOM 11'5 x 10'9

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

BEDROOM 7'9 x 7'

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

BATHROOM 7'4 x 7'3

Comprising a low level WC, wash hand basin, bath with a shower over, radiator and a window to the rear aspect.

REAR GARDEN

A good sized and well established garden with a mainly laid to lawn that hosts bordered areas with a variety of shrubs, plants and trees. There is also a Shed.

PARKING

From the front there is off road parking accompanied by a laid to lawn garden. The driveway leads to:

CAR PORT

Benefiting from an up and over door with windows to the side aspect and a door that leads to the rear garden.

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.

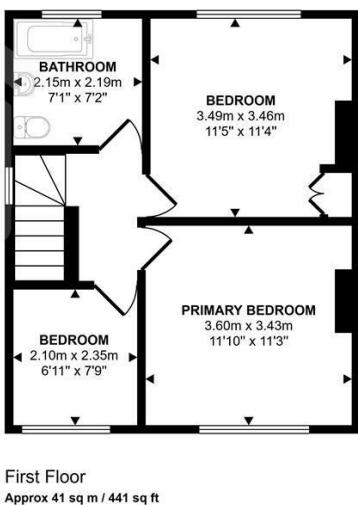
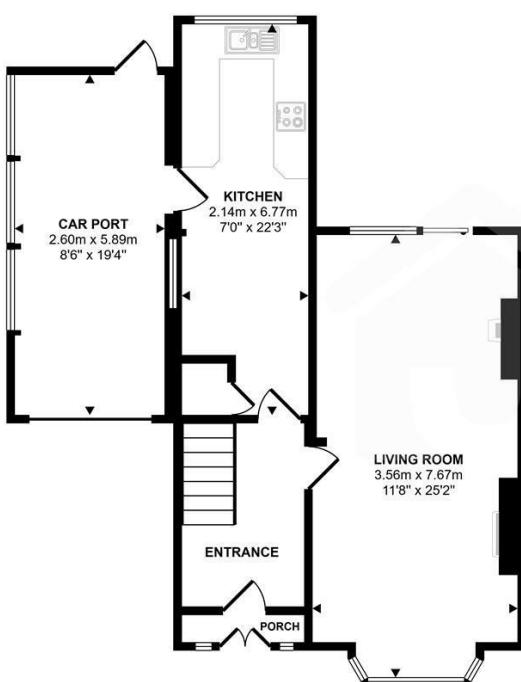
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.



LOCATION



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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

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All properties are listed on Rightmove, Zoopla & our website.

TERMS & CONDITIONS

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