



**47 ARMSON  
AVENUE, KIRBY  
MUXLOE LE9 2DB**

**£294,950**  
**FREEHOLD**



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[judgeestateagents.co.uk](http://judgeestateagents.co.uk)



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



LOCATED WITHIN THE HEART OF THIS HIGHLY SOUGHT AFTER WEST LEICESTERSHIRE VILLAGE AND BEING CONVENIENTLY POSITIONED FOR ACCESS TO THE FANTASTIC VILLAGE AMENITIES COMES OFFERED FOR SALE THIS WELL PRESENTED TWO BEDROOM SEMI-DETACHED BUNGALOW. A LOVELY HOME WITH NO UPWARD CHAIN THAT APPRECIATES AN ENTRANCE HALL, LIVING ROOM, KITCHEN, TWO BEDROOMS AND SHOWER ROOM. TO THE REAR THERE IS A WELL MAINTAINED AND LOW MAINTENANCE GARDEN AND FROM THE FRONT OF THIS LOVELY PROPERTY THERE IS OFF ROAD PARKING. A VIEWING COMES HIGHLY RECOMMENDED.







#### ENTRANCE HALL

There is a radiator, wall mounted lighting and doors that lead to:

#### LIVING ROOM 14'2 x 11'6

Benefiting from wall mounted lighting, power points and radiator.

#### KITCHEN 10'11 - 10'1 x 9'11

Having a range of wall and base units with work surfaces, sink with a mixer tap, integral dishwasher, plumbing for a washing machine, fitted cupboard, power points, radiator, fridge and washing machine. There is a window to the rear aspect and door to the side aspect.

#### PRIMARY BEDROOM 12'8 x 11'5

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

#### BEDROOM 10'1 x 8'11

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

#### SHOWER ROOM

Comprising a low level WC, wash hand basin, walk in shower, heated towel rail, extractor and a window to the side aspect.

#### REAR GARDEN

A lovely garden with paved and gravelled areas as well as borders home to a number of shrubs and plants as well as to the rear a Summer house and there is also a shed.

#### PARKING

From the front there is 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.







Approx Gross Internal Area  
60 sq m / 643 sq ft



Floorplan

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 Snappy 360.

## 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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**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.