



**51 MAIN STREET, KIRBY
MUXLOE LE9 2AN**

£449,950
FREEHOLD



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



NESTLED WITHIN THE HEART OF KIRBY MUXLOE VILLAGE, COMES OFFERED FOR SALE IVY COTTAGE. A BEAUTIFUL AND CHARMING PROPERTY THAT HAS BEEN WITHIN THE SAME FAMILY FOR GENERATIONS AS WELL AS SHARING ITS OWN PLACE IN THE VILLAGE HISTORY. THIS IMPRESSIVE HOME IN BRIEF COMPRISES THREE RECEPTION ROOMS, KITCHEN, REAR PORCH, WC, FIRST FLOOR LANDING, THREE BEDROOMS AND A BATHROOM. OUTSIDE TO THE REAR IS A WALLED GARDEN READY FOR THE NEXT OWNER TO ADD THEIR OWN VISION TO AS WELL AS OFF ROAD PARKING WITH ACCESS TO THE DOUBLE GARAGE. THE CURRENT OWNERS ARE PROUD OF THE HISTORY THEIR LOVELY HOME HAS BEEN A PART OF AND WE ALSO WOULD LIKE TO EMPHASISE THE LOCATION BEING PERFECT FOR USE OF THE VILLAGE EATERIES AND SHOPPING FACILITIES. JUDGE ESTATE AGENTS HIGHLY RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.



FIRST RECEPTION 12'2 x 11'7

Benefiting from a window to the front aspect, radiator, power points, door to the inner hall and a door that leads to:

SECOND RECEPTION 12'2 x 11'6

Having windows to the front and side aspects, radiator and power points.

INNER HALL

There are stairs leading up towards the first floor landing, door to the rear garden and doors that lead to:

THIRD RECEPTION 12'2 x 10'3

With a window to the rear aspect, radiator and power points. Please also note that in this room there is a well.

KITCHEN 12'3 x 7'2

With a range of wall and base units and work surfaces, sink with a mixer tap, integral oven, grill and hob, window to the rear aspect, power points and a door to:

REAR PORCH

There is a door accessing the front exterior, door that leads to the garden and a door to:

WC 7'6 x 6'9

With a low level WC, wash hand basin, window, power point and plumbing for a washing machine.

FIRST FLOOR LANDING

Having a window to the rear aspect and doors that lead to:

BEDROOM 12' x 11'9

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

BEDROOM 12' x 11'9

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

BEDROOM 12'3 x 10'4

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

BATHROOM 12'3 x 8'3

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

REAR GARDEN

A well established and mature garden that appreciates a patio, laid to lawn with borders home to a number of shrubs and plants as well as an outhouse. There is also a gate to the rear of the property and a door that gives access to the garage.

PARKING

There is off road parking that gives access to:

DOUBLE GARAGE 17' x 16'9

Benefiting from two up and over doors with a window and the facilities of both power and lighting.

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.

ANTI-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.

DISCLAIMER

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £40 per purchaser will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

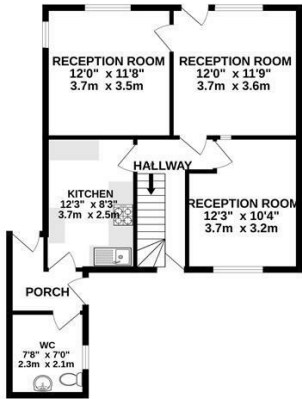


MEASUREMENTS

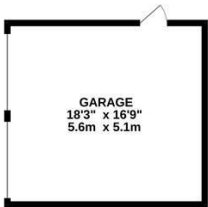
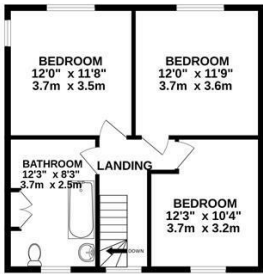
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only. This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility 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.



GROUND FLOOR
966 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 1533 sq.ft. (142.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS

Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK

 0116 236 7000  judgeestateagents.co.uk  sales@judgeestateagents.co.uk  13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ



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



TERMS & CONDITIONS

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.