



**JAMES  
SELICKS**

**CARROLL HOUSE**  
ABBOT CLOSE, KIRBY MUXLOE, LEICESTER



## Carroll House

Abbot Close  
Kirby Muxloe  
Leicester  
LE9 2DQ

Carroll House is one of only ten executive properties built by Cala Homes in this quiet cul-de-sac just off the highly regarded Gullet Lane. This handsome, double gable fronted detached family home is immaculately presented by the current owners and offers spacious accommodation over two floors.

Porch | entrance hall | sitting room | dining room | cloakroom | utility room | living kitchen | four bedrooms | three bathrooms | driveway | single integral garage | lawned gardens | EPC – B

### LOCATION

Kirby Muxloe is a thriving village located to the west of Leicester and offering ready access to the motorway networks (Junction 21a of the M1) the western distributor road and some of west Leicestershire's finest countryside. Leicester city centre some eight miles distant offers amenities usually associated with a large city, Kirby Muxloe village centre has facilities catering for most day-to-day needs including a public house, local shopping and a primary school.

### ACCOMMODATION

The property is entered via a wooden entrance porch leading into a reception hall which has an inset doormat, ceiling coving and wooden flooring, and housing the stairs to the first floor. The sitting room has a uPVC double glazed bay window to the front, ceiling coving, a feature limestone fireplace with gas flame effect fire and uPVC double glazed French doors to the rear. The dining room has a uPVC double glazed bay window to the front, ceiling coving and wooden flooring. A cloakroom provides a low flush WC and pedestal wash hand basin, part tiled walls and tiled floor. A utility room provides with a range of eye and base level units with worktops, a stainless steel sink and drainer unit, space and plumbing for automatic washing machine, wall mounted Potterton wall mounted boiler, tiled flooring and a door to the rear elevation.





The spacious first floor landing has ceiling coving, airing cupboard and provides loft access. The master bedroom has a uPVC double glazed bay window to the front, built-in wardrobes and an en-suite with a double shower enclosure with rainforest and personal shower heads, pedestal wash hand basin and low flush WC and tiled walls.

Bedroom two has built-in wardrobes, a uPVC double glazed window to the front and an en-suite with a double shower enclosure with rainforest and personal shower heads, pedestal wash hand basin, low flush WC, fully tiled walls and halogen down spotlights. Bedroom three has a uPVC double glazed bay window to the front. Bedroom four has a uPVC double glazed window to the rear. The bathroom has a double shower enclosure with rainforest and personal shower heads, pedestal wash hand basin, low flush WC, part tiled walls, tiled flooring, halogen down spotlights and a uPVC double glazed window to the rear.



### OUTSIDE

To the front of the property are lawned front gardens with mature borders, a block paved driveway providing car standing and leading to a single integral garage with an up and over door, power and lights and door to the rear. To the rear of the property is a large patio entertaining area, steps up to shaped lawned gardens with mature borders, a gravelled area and fully fenced boundaries.

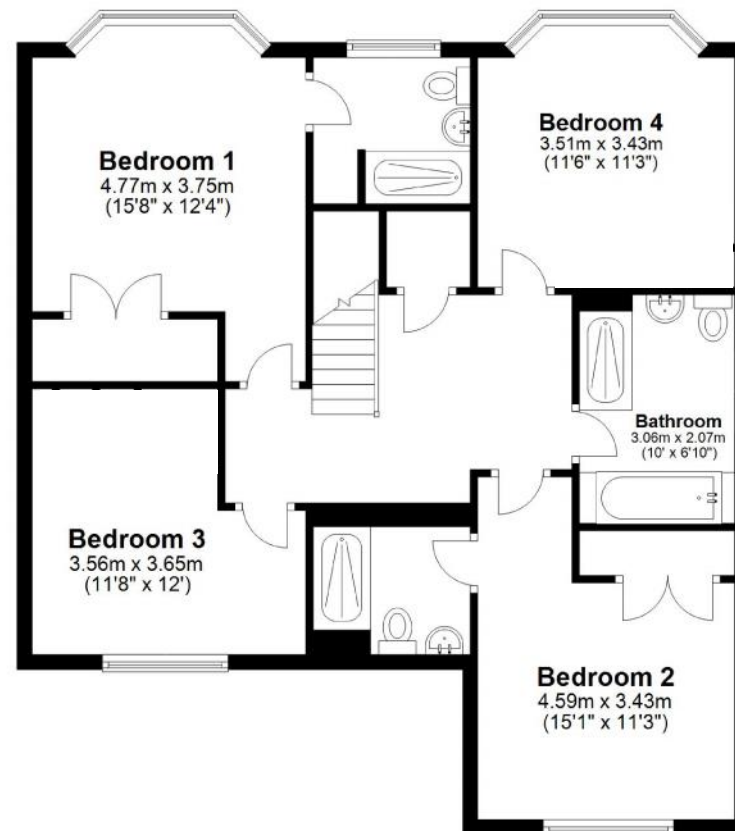
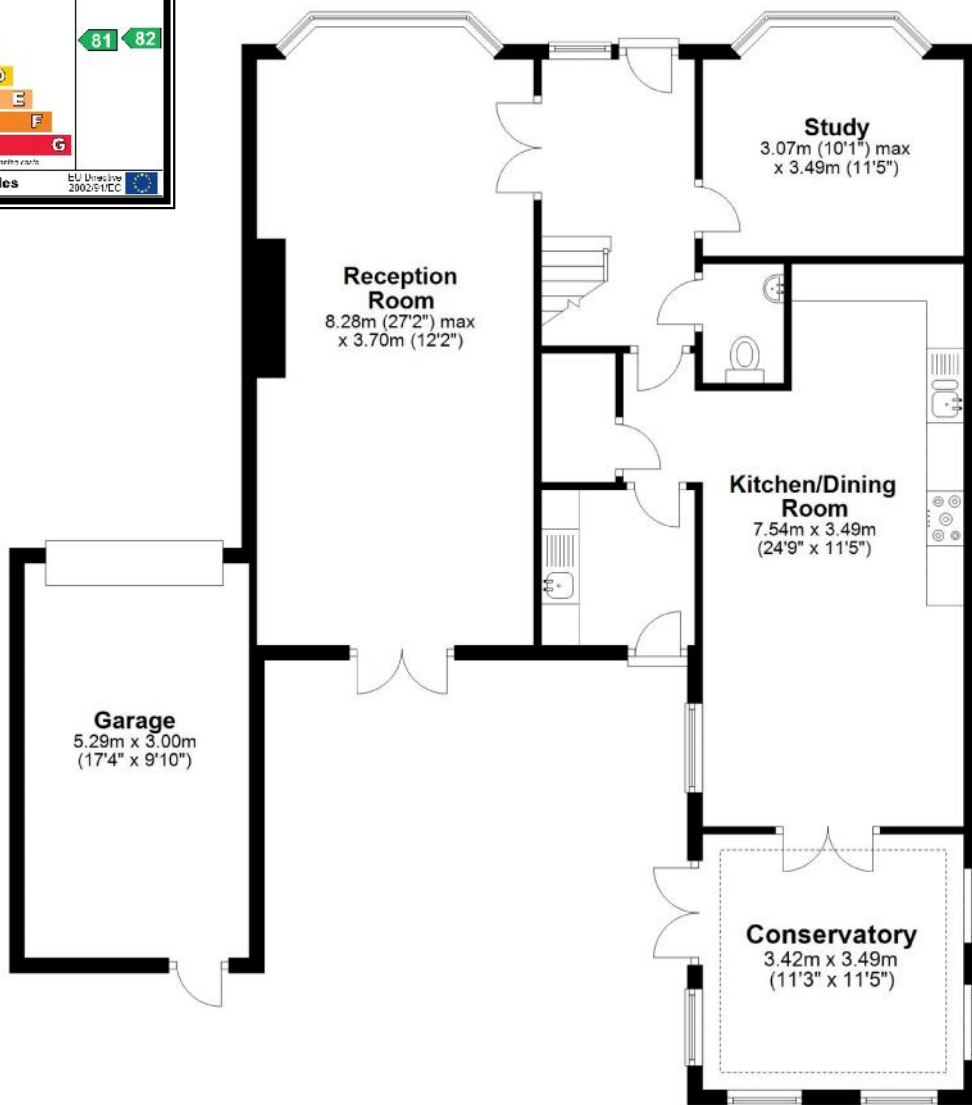
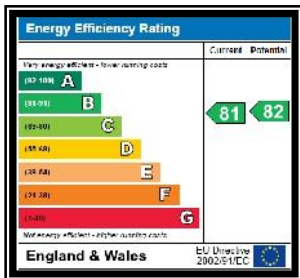
### DIRECTIONAL NOTE

Proceed out of Leicester via the A47 King Richards Road passing through the suburb of Leicester Forest East. Turn right at the traffic light complex onto Kirby Lane, eventually becoming Station Road, turn left into Gullet Lane where the Abbott Close development can be located on the right hand side.



SALES LETTINGS SURVEYS MORTGAGES





Carroll House, Abbot Close, Kirby Muxloe, Leicester LE9 2DQ

Total Approximate Gross Internal Floor Area = 1942 SQ FT /180 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.