



## FOR SALE

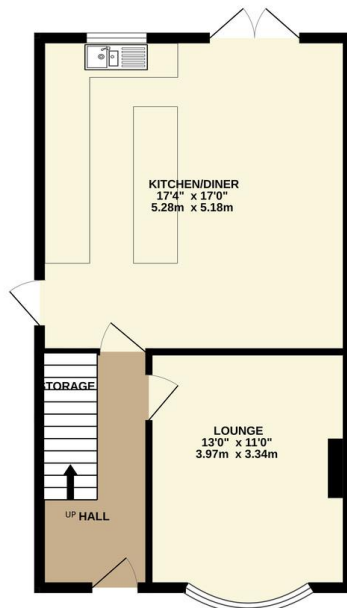
3 Bed Semi-Detached House in Station Close, Kirby Muxloe LE9 2ES  
£375,000

With no upward chain this well presented and extended three bedroom semi detached is located on a quiet cul de sac and situated in the highly sought after village of Kirby Muxloe. The accommodation comprises main entrance hall, lounge, extended open plan kitchen diner, landing to three bedrooms, bathroom, landscaped gardens set on a substantial plot, off road parking and garage. Call Phillips George to view.

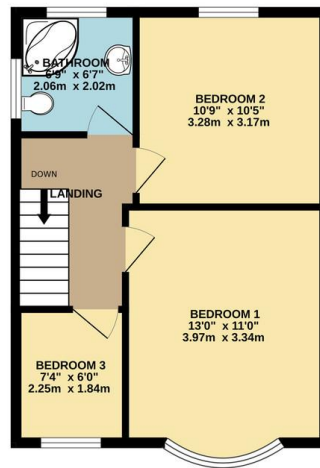




GROUND FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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EPC to follow.

- No Upward Chain
- Extended Property
- Semi Detached
- Three Bedroom
- Substantial Rear Garden
- Neatly Presented Throughout
- Extended Kitchen / Diner
- Cul De Sac

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

