



47 BARBARA AVENUE, KIRBY MUXLOE, LEICESTER, LE9 2HE
PRICE £450,000

ANDREW GRANGER & CO

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Beautifully appointed and extended three double bedroom detached bungalow situated in the exclusive residential area within the desirable village of Kirby Muxloe. Deceptively spacious accommodation with attractive modern fittings, gas fired central heating and Upvc double glazing throughout. The accommodation comprising: Porch, Hallway, Useful storage cupboard with plumbing for Guest W.C, Dining Hallway / Study, Lounge, Dining/Kitchen, Utility Room, Master Bedroom with Dressing and En-Suite Shower Room, Two further Double Bedrooms and modern Family Bathroom. Outside is a Tarmac driveway providing off road parking for multiple vehicles to the front, double gates to side aspect providing access to detached garage and well kept good size garden to rear. Close to local amenities, shops, schools and motorway networks.



LOCATION

Kirby Muxloe is an exclusive and highly sought after residential area situated some 6 miles west of the centre of the city of Leicester. The village offers a range of local shops, churches, schools, bus services, public houses and restaurants. Locally there are excellent recreational facilities including the nearby Kirby Muxloe Golf Club and scenic walks. For the commuter the M1 is accessible at junction 21 and 21a and the M69 is accessible at junction 21. Rail services are available to London St Pancras.

VIEWING & DIRECTIONAL NOTE

All viewings should be arranged through Andrew Granger & Company 0116 242 9922. The property may be approached by proceeding westerly along the A47 Hinckley Road. Proceed over the motorway bridge passing and at the traffic lights with Kirby Lane turn right. Proceed along Station Road and turn left into Forest Rise and right into Barry Drive, Barbara Avenue is the first turning on the left and the property is situated on the right hand.

ACCOMMODATION IN DETAIL

PORCH

Upvc double glazed double doors to front, Upvc double glazed side windows, tiled flooring, exposed brick work, Upvc double glazed inner door giving access to Entrance Hallway.



ENTRANCE HALLWAY 18'0" x 7'11" max (5.488 x 2.430 max)

Doors to bedrooms, dining hallway/study, fitted shower room and useful cupboard.

DINING HALLWAY / STUDY 11'4" x 8'0" (3.471 x 2.457)

Access to loft with pull down loft ladder leads to insulated and part boarded loft, open archway to extended kitchen, doors to lounge and utility room, radiator.

LOUNGE 15'10" x 12'0" (4.832 x 3.660)

Upvc double glazed French doors with side windows lead out to decking area and garden beyond, double radiators and tall black gloss single radiator

EXTENDED FITTED KITCHEN/DINER 15'0" x 11'10" (4.578 x 3.613)

Fitted with a comprehensive range of Hi Gloss white finished wall and base level units with square edge work tops over, inset Neff induction hob and stainless steel extractor fan/hood over & stainless steel splash back, separate Neff double oven/grill, inset single drainer sink unit, ceramic tiled splash backs to work tops, integrated fridge and dish washer, Oak grey luxury click vinyl laminate flooring, two double glazed windows to rear elevation, double radiator.

UTILITY ROOM 7'8" min x 7'9" (2.343 min x 2.375)

Double wall cupboard, double base cupboard, work surface over, sink unit with mixer tap over, ceramic tiled floor & tiled splashback, Upvc double glazed door to side, plumbing for washing machine, space for tumble dryer, recess suitable for upright fridge/freezer, double cupboard housing wall mounted central heating combination boiler, chrome towel radiator, electric and gas meters and door to Dining hallway / study.

USEFUL STORE CUPBOARD

Plumbing for W.C, single radiator, Upvc double glazed side window, ceramic tiled floor.

BEDROOM ONE 11'1" x 11'0" (3.400 x 3.359)

Upvc double glazed window to front elevation, fitted with a range of bedroom furniture to include laundry bin, cupboard, 2x 3 drawer unit & 2x matching free



standing bedside cabinets, double radiator, door to dressing room & en-suite shower room.

DRESSING ROOM

Alcove fitted with hanging rails and doorway to en suite shower room.

EN-SUITE SHOWER ROOM

Tiled shower recess with sliding doors, tiled floor, pedestal wash hand basin, low flush W.C, double glazed obscured glass window to side elevation, chrome towel radiator.

BEDROOM TWO 11'11" x 9'10" + wardrobes (3.649 x 3.000 + wardrobes)

Upvc double glazed window to front elevation, built in wardrobes with sliding doors, free standing dressing table & matching bedside cabinets, radiator.

BEDROOM THREE 11'11" x 10'4" (3.648 x 3.155)

Upvc double glazed window to side elevation, radiator.

FITTED SHOWER ROOM 7'9" x 6'3" (2.367 x 1.921)

Fitted with a three piece suite comprising; shower cubicle, low flush W.C, vanity wash hand basin, double glazed opaque window to side, ceramic tiled floor & surround, chrome towel radiator.

OUTSIDE

The property has a wide frontage and is set back from the road by a tarmac driveway providing off road parking for multiple vehicles and a low front brick wall. Double gates to the side lead to a concealed side parking area with space for multiple vehicles and access to the detached brick built garage. Good size rear garden, laid principle to lawn for easy maintenance, decking area, paved patio with steps to lawn, fence surround, not predominately over looked from the rear, Victoria plum tree and outside water tap.

GARAGE 18'2" x 8'10" (5.550 x 2.693)

Brick built construction with up & over door to front, Upvc double glazed door to side and Upvc double glazed window to side.





MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRAISALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

ENERGY PERFORMANCE CERTIFICATE

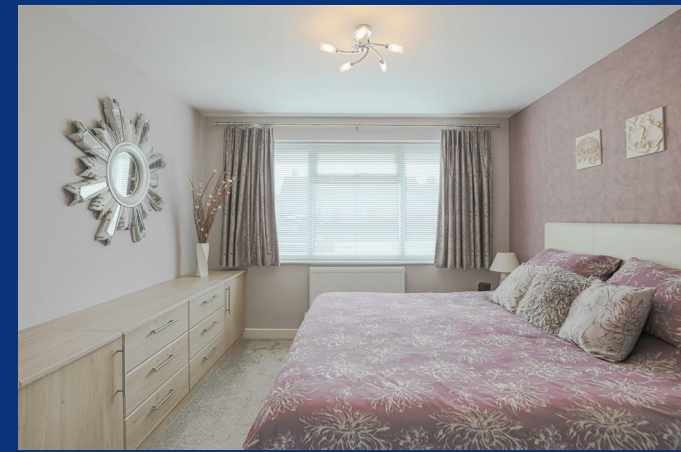
EPC Rating C

COUNCIL TAX

Council Tax Band - Awaiting details from vendor.

STAMP DUTY

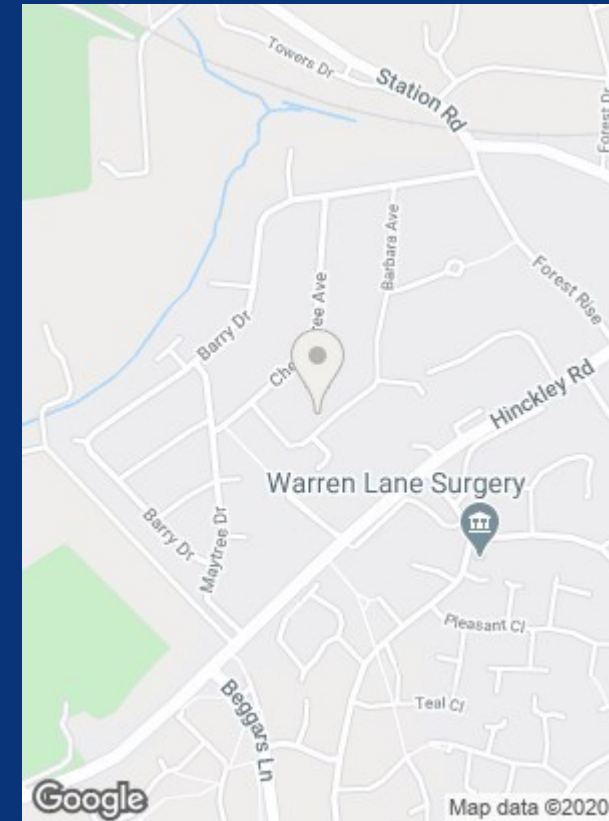
You will pay: nothing on the first £125,000 of the purchase price, 2% on the next £125,000, 5% on the next £675,000, 10% on the next £575,000, and 12% on the rest (above £1.5 million) A further 3% will be payable on the whole amount if this is an additional property to one that you already own.



FLOOR PLAN



LOCATION



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Call 0116 242 9922

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