



JAMES
SELICKS

PRIORS WOOD
LINKS ROAD, KIRBY MUXLOE, LEICESTERSHIRE

SALES LETTINGS SURVEYS MORTGAGES



SALES LETTINGS SURVEYS MORTGAGES

Priors Wood
Links Road
Kirby Muxloe
Leicestershire
LE9 2BP

Set back on a magnificent plot of approximately 0.4 acres, a substantial four/five bedroom detached family home providing scope for extension/redevelopment (subject to the necessary planning consents).

Entrance porch | cloakroom | large entrance hall | dining room | sitting room | breakfast kitchen | sun room | utility room | four/five bedrooms | en-suite | family bathroom | return driveway | two garages | delightful landscaped gardens | EPC - D.

LOCATION

Links Road, located just off Gullet Lane, is one of Kirby Muxloe's most prestigious addresses, typified by large, period family homes. Kirby Muxloe is a pretty 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. The position is particularly well placed for access to the M1/M69 motorway networks and Fosse Retail Park.

ACCOMMODATION

The property is entered via a uPVC front door into an entrance porch. A ground floor cloakroom provides a two piece suite comprising wash hand basin and a low flush WC and has a single glazed window to the front elevation. A large entrance hall houses the stairs to the first floor, a large coat and storage cupboard, and an additional understairs storage cupboard. The dining room has a uPVC double glazed window to the front elevation. The sitting room has an open fireplace with a marble surround and two uPVC double glazed windows to the front and rear elevations. The breakfast kitchen has a range of oak eye and base level units, a polycarbonate one and a quarter double sink with mixer tap over, Stoves electric oven, four-ring gas hob with extractor unit above, integrated dishwasher and fridge, breakfast bar and a uPVC double glazed window to the rear elevation. There is a sun room of brick and uPVC construction with double doors to the side elevation, a walk-in pantry with shelving units and a uPVC double glazed window to the side elevation and a utility room providing a range of eye and base level units, a polycarbonate sink with mixer tap over, plumbing for automatic washing machine, a uPVC double glazed window and door to the side elevation and access to the garage.





A return staircase which has a uPVC double glazed window to the rear elevation, leads to a first floor landing which houses the airing cupboard. The master bedroom has built-in wardrobes, two uPVC double glazed windows to the front and rear elevations and an en-suite shower room with a three piece suite comprising a low flush WC, pedestal wash hand basin, shower cubicle and a uPVC double glazed window to the side elevation. Bedroom two has a built-in wardrobe and a feature arched double glazed window to the front elevation. Bedroom three has a uPVC double glazed window to the front elevation. Bedroom four has a uPVC double glazed window to the rear elevation and interconnects to bedroom five which has a uPVC double glazed window to the side elevation, stairs leading to a study area and access to the attic. The family bathroom has a white four piece suite comprising a low flush WC, a wash hand basin set into a vanity unit with cupboards beneath, tiled bath, corner shower cubicle, part tiled walls and a uPVC double glazed window.



OUTSIDE

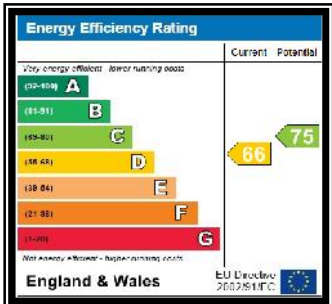
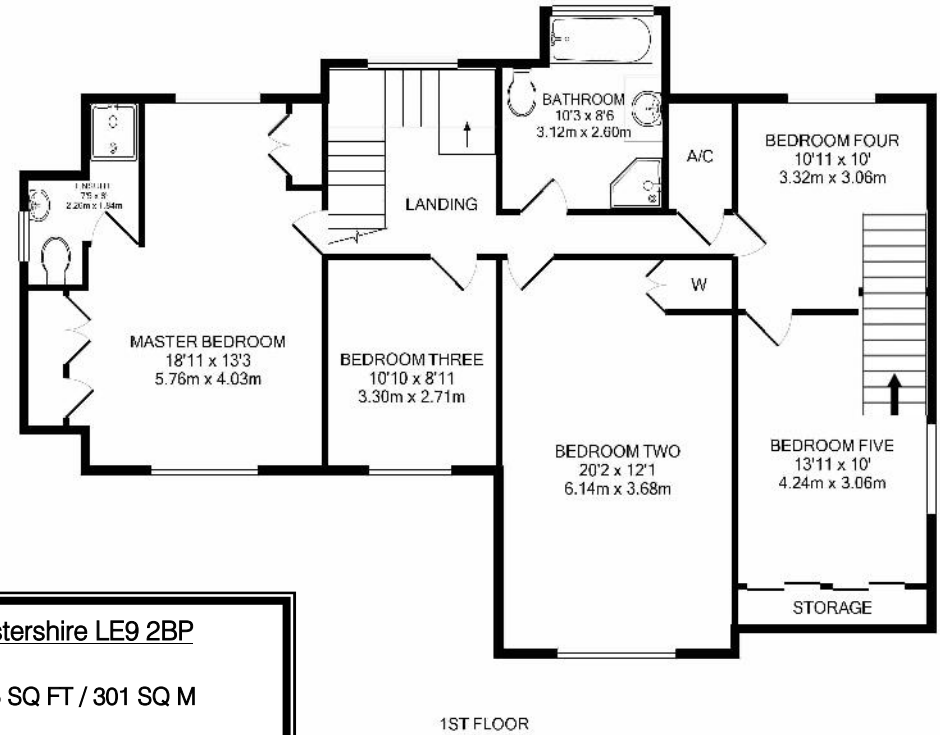
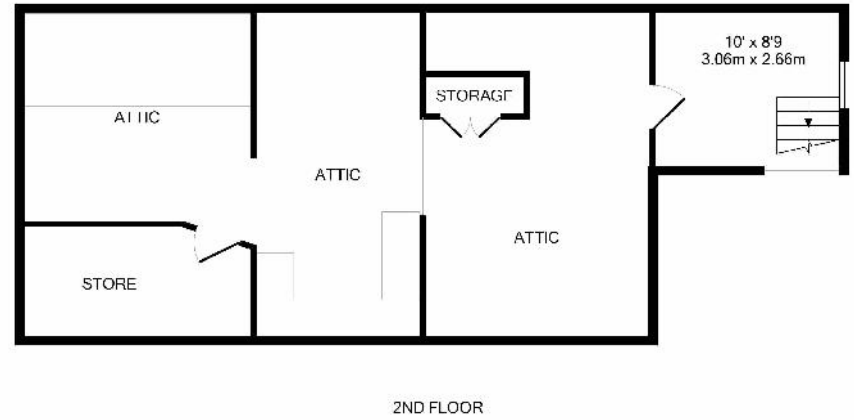
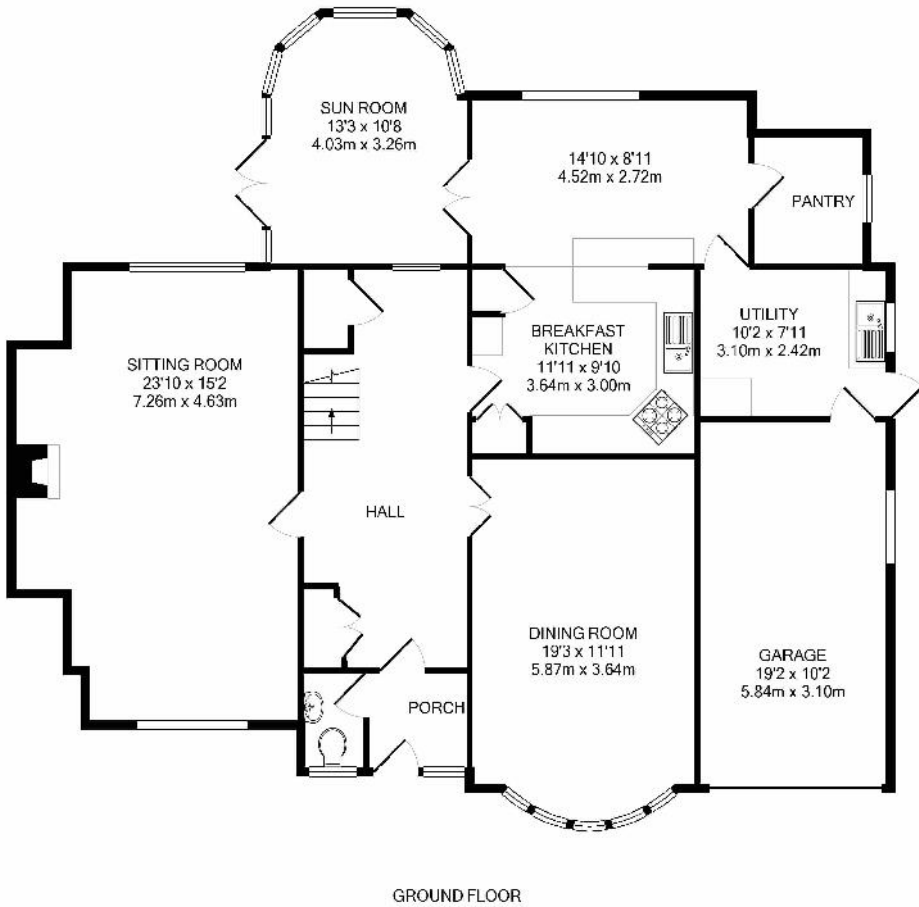
The property is approached via a return driveway behind a conifer hedge providing ample car standing and giving access to two single garages. To the rear of the property are beautifully maintained shaped lawned gardens with mature trees and shrubs and a timber summerhouse, all providing a stunning backdrop to this lovely property.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Hinckley Road in a westerly direction. At the traffic lights with a Tesco Express on the left, turn right into Kirby Muxloe. This is Kirby Lane which then becomes Station Road. Turn left into Gullet Lane, crossing over the railway bridge into Links Road where the property can be located towards the top of the cul-de-sac on the right hand side.







Priors Wood, Links Road, Kirby Muxloe, Leicestershire LE9 2BP

Total Approximate Gross Internal Floor Area = 3245 SQ FT / 301 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



Leicester Office
 56 Granby Street
 Leicester LE1 1DG
 0116 2854 554
 info@jamesellicks.com

Market Harborough Office
 01858 410008

Oakham Office
 01572 724437



JAMES SELICKS

www.jamesellicks.com

Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
- 2) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
- 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

SALES LETTINGS SURVEYS MORTGAGES