

55 BARONS CLOSE

KIRBY MUXLOE, LEICESTER



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES

55 Barons Close

Kirby Muxloe
Leicester
LE9 2BW

A truly spacious, six bedroom detached family home, tucked away on what we are informed by the Vendors is the only double plot in this popular development built by Messrs Bloor Homes, in the thriving village of Kirby Muxloe. The property which is immaculately presented by its original owners boasts private gardens, a double garage and versatile living accommodation.

Canopy porch | entrance hall | cloakroom | study | living kitchen | utility room | family room | sitting room | four first floor bedrooms | two en-suites | family bathroom | two second floor bedrooms | shower room | driveway | double garage | lawned rear gardens | no upward chain | EPC - C

LOCATION

Barons Close is located on Kirby Muxloe's peripheries; an attractive and popular village positioned approximately five miles west of Leicester, providing convenient access into the city centre together with road networks via the A46 Western Bypass providing connectivity to the M1/M69 motorway networks and Fosse Retail Park. The village offers a wide range of local facilities including shopping, schooling, public houses, parish church and a renowned golf course.

ACCOMMODATION

The property is entered via a canopy porch and uPVC door with glazed inserts and windows to sides leading into a spacious entrance hall with tiled flooring housing the return staircase to the first floor. A ground floor cloakroom provides a two piece suite comprising a low flush WC and wash hand basin and has a window to the side. The study has a range of built-in furniture including a desk and a window to the side elevation. The sitting room has a bay window to the front, an inset contemporary gas flame effect fire, wood flooring, French doors to the rear and double doors leading into the family room which has a window to the rear. The living kitchen provides an excellent range of eye and base level units, drawers and preparation surfaces, a one and a quarter bowl stainless steel sink with mixer tap above, tiled splashbacks, stainless steel oven, four-ring gas hob with extractor unit over, integrated fridge-freezer, space and plumbing for dishwasher, a window to the rear, inset ceiling spotlights, tiled flooring and is open to a dining area with French doors leading onto the garden. A utility room houses the wall mounted boiler and a range of base level units with laminate worktops over, space and plumbing for automatic washing machine, stainless steel sink, tiled splashbacks, window and door to garden.





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To the first floor a large landing houses the airing cupboard and stairs to the second floor. The master bedroom boasts built-in wardrobes, window to the side, a dressing area and an en-suite with a three piece suite comprising low flush WC, a double walk-in shower enclosure and wash hand basin, tiled walls and flooring, window to the side. Bedroom two has built-in wardrobes, a window to front and an en-suite with three piece suite. Bedroom three has built-in wardrobes and a window to the rear. Bedroom four has built-in wardrobes and a window to front.

To the second floor a landing with a window to the front houses a built-in cupboard. Bedroom five has a Velux window to the rear and an en-suite with a shower enclosure, low flush WC and wash hand basin, tiled splashbacks, extractor fan and window to side. Bedroom six has a Velux window.

OUTSIDE

To the front of the property is a driveway providing off street car standing and leading to a double garage. To the rear of the property is a paved patio area and lawned gardens with fenced boundaries.



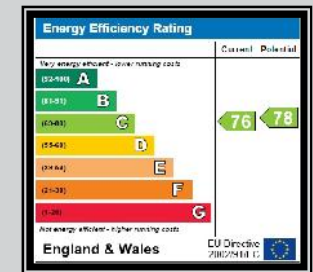
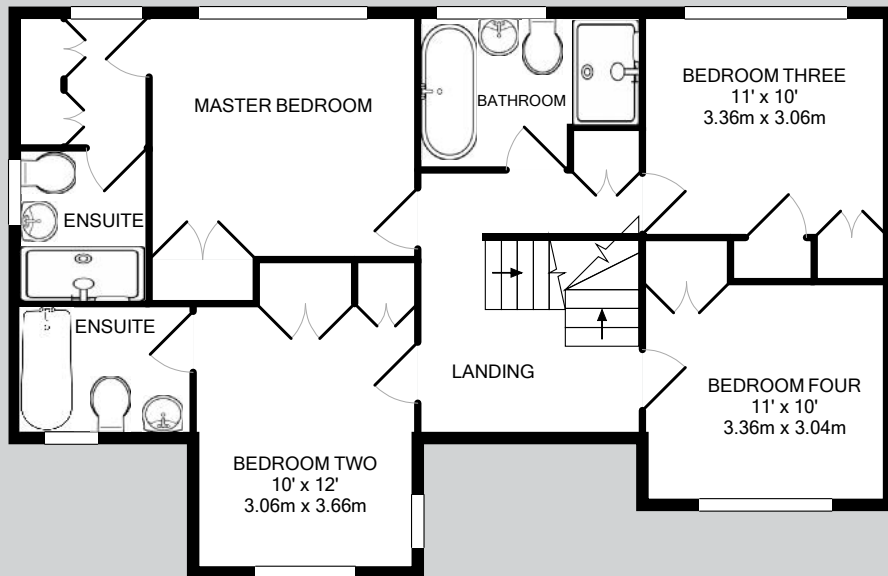
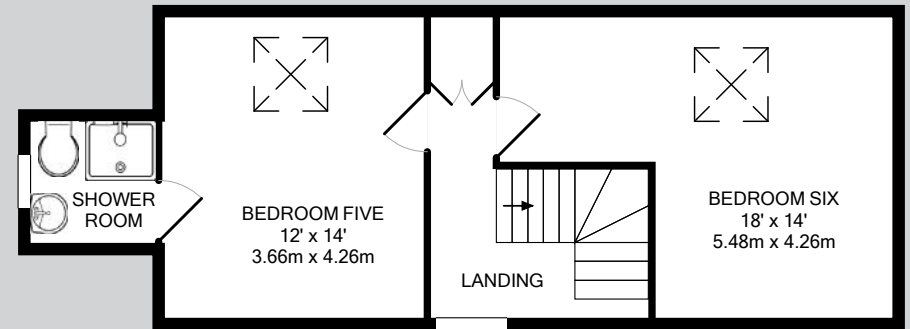
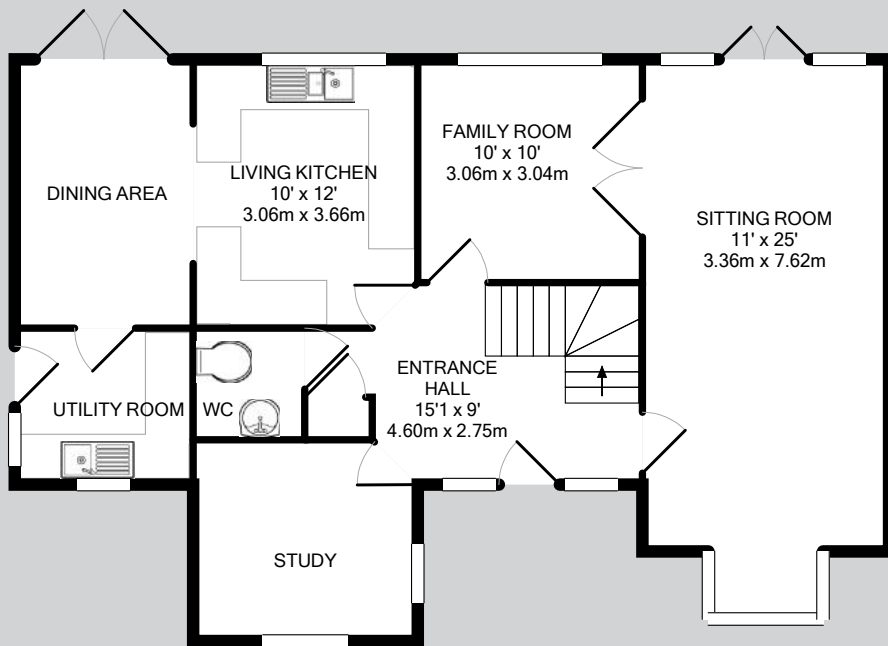
SOLAR PANELS

The property benefits from solar panels which were installed in 2012. These are owned outright and usually generate a tax-free income in the region of £1,400 to £1,600 per annum. Further information is available upon request from the Vendors.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Hinckley Road. On entering the village take a right hand turn at the traffic light complex into Kirby Lane eventually becoming Station Road. Turn eventually left into Barns Close and left again into Barons Close where the property can be located on the right hand side towards the top of the cul-de-sac.





55 Barons Close, Kirby Muxloe, Leicestershire LE9 2BW

Total Approximate Gross Internal Floor Area = 2194 SQ FT / 203 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.