



48 Barbara Avenue, Kirby Muxloe, LE9 2HD

- Detached Bungalow
- Three Double Bedrooms
- Gas Heating & Double Glazing
- Ample Parking & Garage
- Well Fitted Kitchen
- Sought After Location

Nicely presented three double bedroomed detached family bungalow situated in the heart of the sought after suburb of Kirby Muxloe. The well planned centrally heated accommodation briefly comprises entrance hall, lounge, well fitted kitchen/dining room, conservatory/lobby, three bedrooms, cloakroom/WC and bathroom. the property benefits from double glazing and stands with ample parking to front leading to garage with further gardens to rear and side ideally suited for further development if required. EPC D

Asking price £319,950

GENERAL DESCRIPTION

Nicely presented three double bedroomed detached family bungalow situated in the heart of the sought after suburb of Kirby Muxloe. The well planned centrally heated accommodation briefly comprises entrance hall, lounge, well fitted kitchen/dining room, conservatory/lobby, three bedrooms, cloakroom/WC and bathroom. The property benefits from double glazing and stands with ample parking to front leading to garage with further gardens to rear and side ideally suited for further development if required.

GENERAL INFORMATION

The sought-after village of Kirby Muxloe is situated to the west of the City of Leicester and is well known for its popularity in terms of convenience for ease of access to the aforementioned centre of employment, as well as the market towns of Hinckley, Market Bosworth, Ashby-de-la-Zouch, Coalville and Loughborough, the East Midlands and Birmingham International Airports, the A46 \M1\M69\M42 major road network for travel north, south and west, and the adjoining Charnwood Forest with its many scenic country walks and golf courses.

Kirby Muxloe also offers a fine range of local amenities including shopping for day-to-day needs, schooling, a wide variety of recreational amenities including a fine eighteen hole parkland golf course at the Kirby Muxloe Golf Club, and regular bus services to the Leicester City centre.

DETAILED ACCOMMODATION

UPVC sealed double glazed door leading to

ENTRANCE HALL

Radiator, telephone point, built in cupboard.

LOUNGE

13'5 x 11'4 (4.09m x 3.45m)

Real flame effect gas fire set in display surrounds, TV point, radiator, sealed double glazed sliding patio doors to rear garden.



KITCHEN/DINING ROOM

12'1 x 11'8 (3.68m x 3.56m)

Well fitted in soft close units comprising stainless steel sink unit with cupboards under, matching range of base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards' built in cooker and four piece ceramic hob with extractor fan over set in matching hood, easy wipe splash back, vertical radiator, built in cupboards



CONSERVATORY/LOBBY

11'1 x 7'1 (3.38m x 2.16m)

UPVC sealed double glazed window and door to rear garden, private door to garage.

BEDROOM 1

12'10 x 11'5 (3.91m x 3.48m)

Radiator, UPVC sealed double glazed window.



CLOAKROOM/WC

Low level WC and wash hand basin, UPVC sealed double glazed window.



BEDROOM 2

11'5 x 9'5 (3.48m x 2.87m)

Radiator, UPVC sealed double glazed window.



BATHROOM

6'11 x 6'5 (2.11m x 1.96m)

Comprising panelled bath and pedestal wash hand basin, UPVC sealed double glazed window, heated towel rail, access to loft space.



BEDROOM 3

11'2 x 10'5 (3.40m x 3.18m)

Radiator, UPVC sealed double glazed window.

OUTSIDE

Tarmac driveway providing parking to front leading to single garage with up and over door, further gravelled area providing further parking. Rear patio garden leading to gardens to side ideally suited for development subject to normal planning consents.



SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

FIXTURE AND FITTINGS

All fixtures and fittings mentioned in the sales particulars are included in the sale.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

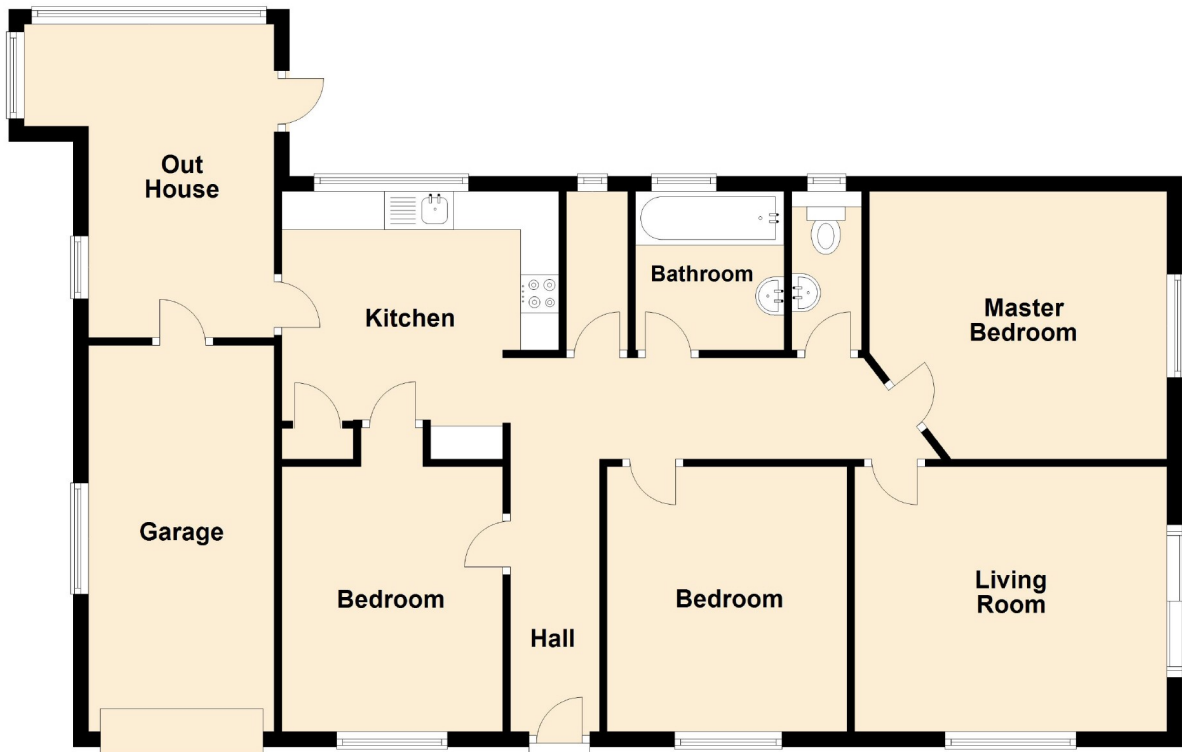
IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



Ground Floor

Approx. 106.6 sq. metres (1147.9 sq. feet)



Total area: approx. 106.6 sq. metres (1147.9 sq. feet)

This Floor Plan and the Measurements are a guide Only.
Plan produced using PlanUp.



Directions

Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

Contact us on

61 Granby Street, Leicester, Leicestershire, LE1 6FB

Tel: 0116 255 8666

Email: leicester@mooreandyork.co.uk

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give



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