

FOR SALE
Abbot Close
Kirby Muxloe
Leicester LE9 2DQ



ASKING PRICE: £850,000

- An Impressive & Detached Family Home
- Located In The Highly Sought After Village of Kirby Muxloe
- A Beautiful, Quiet Cul-De-Sac Location
- 2 Reception Rooms, Cloakroom WC, Luxury Dining Kitchen, Utility Room & Store
- 4 Spacious Bedrooms, 2 En-Suites & Family Bathroom
- Driveway & Garage



Location

This property is located in a quiet cul de sac, off Gullet Lane, in the highly sought after village of Kirby Muxloe. The property benefits from being in close proximity to a variety of sports clubs, eateries, shops, and nearby schools. The area is serviced by frequent bus links to and from areas of Leicester.

Description

This impressive and contemporary family home boasts modern and luxurious accommodation set over two floors. The property briefly comprises of an entrance hall, 2 reception rooms, cloakroom WC, luxury dining kitchen and utility room. To the first floor, four spacious bedrooms, 2 with en-suite and fitted wardrobes and a family bathroom. Externally, a garage, front and rear gardens.

Accommodation

All measurements are approximate:

Entrance Hall – 13' 5" x 7' 11" (4.14m x 2.71m)

Double glazed door to front, stairs to first floor, radiator, power points, pendant light fittings.

Reception Room One - 27' 0" x 12' 1" (8.22m x 3.68m)

Double glazed bay window to the front, double glazed French doors to rear garden, open stone fireplace, radiators, power points, light fittings.

Reception Room Two - 11' 6" x 10' 5" (3.50m x 3.17m)

Double glazed bay window to front overlooking the front garden, radiator, power points, pendant light fitting.

Cloakroom – 5' 0" x 4' 10" (1.66m x 1.25m)

Low level WC, wash hand basin with hot and cold mixer tap, tile splashback surrounds, radiator, pendant light fitting.

Dining Kitchen - 22' 10" x 11' 5" (6.95m x 3.48m)

Double glazed French doors to rear garden, two double glazed windows to side, luxury kitchen fitted with a range of contemporary wall and base units with granite work surfaces over, stainless steel sink with hot and cold mixer tap, five burner gas hob with extractor hood over, integrated oven, microwave and dishwasher, storage cupboard under stairs, radiators, power points, recessed spotlights.

Utility Room – 8' 13" x 8' 0" (2.48m x 2.44m)

Door to rear garden, base units, stainless steel sink with hot and cold mixer tap, plumbing for washing machine, boiler, radiator, power points, pendant light fitting.

Landing

Access to loft, airing cupboard.

Master Bedroom - 13' 7" x 12' 3" (4.14m x 3.73m)

Double glazed bay window to front, fitted wardrobes, radiator, power point, pendant light fitting.

En-Suite One – 8' 46" x 6' 7" (2.58m x 2.07m)

Double glazed window to front, shower cubicle, low level WC, pedestal wash hand basin with hot and cold mixer tap, vanity mirror, heated towel rail, pendant light fitting.

Bedroom Two - 11' 11" x 11' 6" (3.63m x 3.50m)

Double glazed window to rear, radiator, power points, pendant light fitting.

Bedroom Three - 10' 9" x 11' 9" (3.27m x 3.58m)

Double glazed bay window to front, radiator, power points, pendant light fitting.

Bedroom Four - 11' 6" x 10' 5" (3.50m x 3.17m)

Double glazed window to rear, fitted wardrobes, radiator, power points, pendant light fitting, access to en-suite.

En-suite Two – 6' 0" x 8' 23" (1.83m x 2.51m)

Double glazed window to rear, shower cubicle, low level WC, wash hand basin with hot and cold mixer tap, heated towel rail, pendant light fitting.

Bathroom – 10' 8" x 7' 8" (3.31m x 2.39m)

Double glazed window to side, panelled bath with hot and cold mixer tap, shower cubicle, low level WC, pedestal wash hand basin with hot and cold mixer tap, vanity mirror, heated towel rail,

Garage

With up and over door, door to rear garden.

Outside

Front garden laid to lawn, car standing to the side for 1/2 cars, a rear enclosed garden with a private and sunny outlook.

Tenure

Freehold.

EPC

Pending.

Council Tax

The property falls within Band F.

Services

The services, fittings, and appliances (if any) have not been tested by the agents.

Local Authority

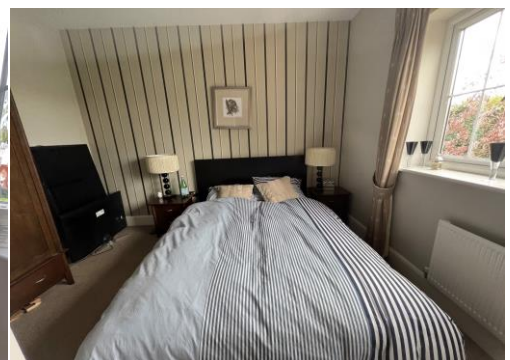
Blaby District Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

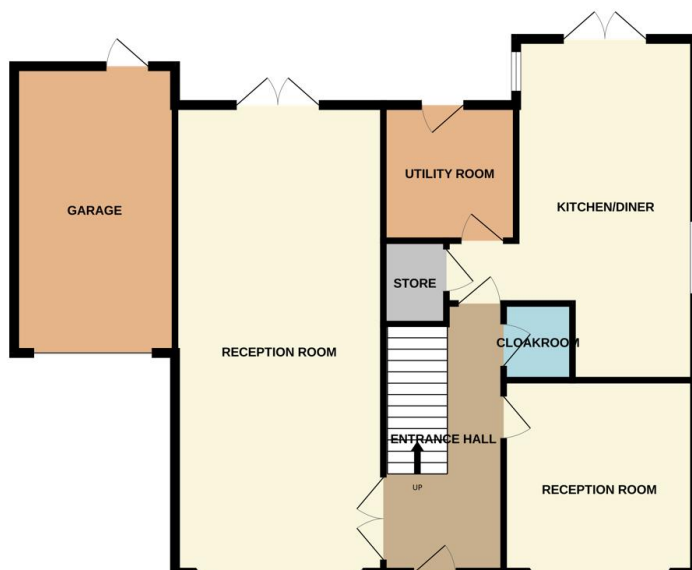
Tel: 0116 254 3373

Email: info@shonkibrothers.com

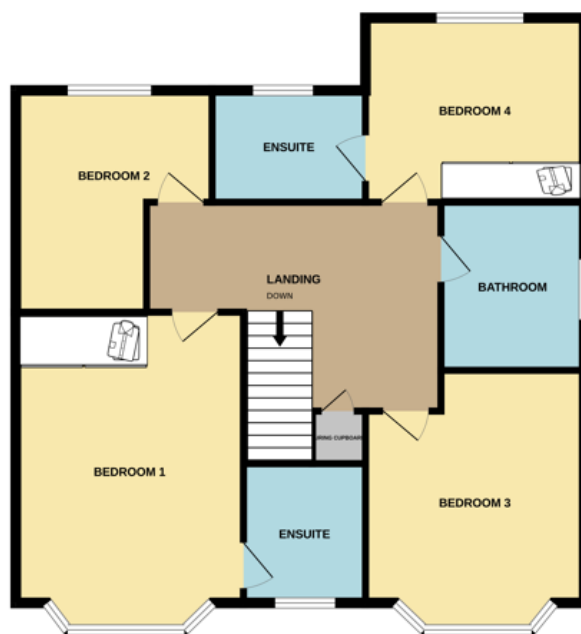




GROUND FLOOR



1ST FLOOR



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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
 REGISTERED NUMBER: 5393795
 VAT NUMBER: 856 0294 16

