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Mancetter Close, Kirby Muxloe

£255,000

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Introducing this immaculate end of terrace property situated in the sought after village of Kirby Muxloe. Nestled in a peaceful cul-de-sac, this home is perfect for couples and first-time buyers seeking a tranquil abode with a strong local community.

Upon entering, you will be greeted by a reception room that boasts plenty of natural light, creating a welcoming atmosphere. The French doors lead out to the rear garden, where you can relax and enjoy the fresh air. The kitchen, which features upgraded specifications, is a culinary enthusiast's dream with its quartz countertops and a range of integrated appliances. Cooking will be a pleasure on the electric induction hob.

The property offers two double bedrooms, each with its own unique features. Bedroom #1 benefits from built-in wardrobes, providing ample storage space. Bedroom #2 includes built-in storage and a recess, ideal for wardrobes. Both bedrooms are well-appointed and offer a comfortable space to unwind after a long day.

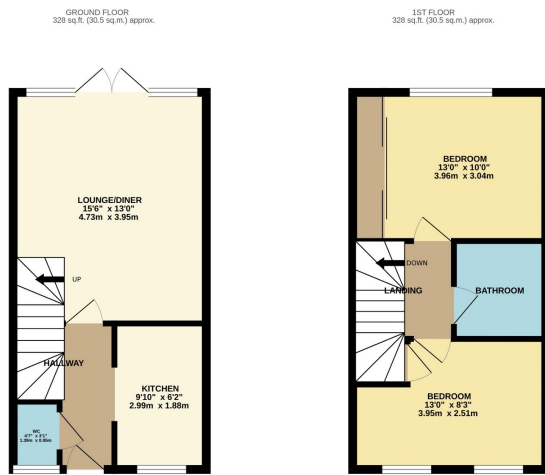
The bathroom, adorned with tiled walls, offers a modern touch and features a shower over the bath. It provides a tranquil space where you can indulge in a relaxing soak.

Externally, this property boasts a larger than average plot, with a rear garden featuring a well-maintained lawn and a patio area, perfect for outdoor entertaining. Additionally, the driveway to the side can accommodate several vehicles.

Benefiting from an EPC rating of B and council tax band B, this property is energy-efficient and cost-effective.

The vendor has informed us that there is an annual service charge of £234.99 payable for the upkeep of the communal areas of the development.

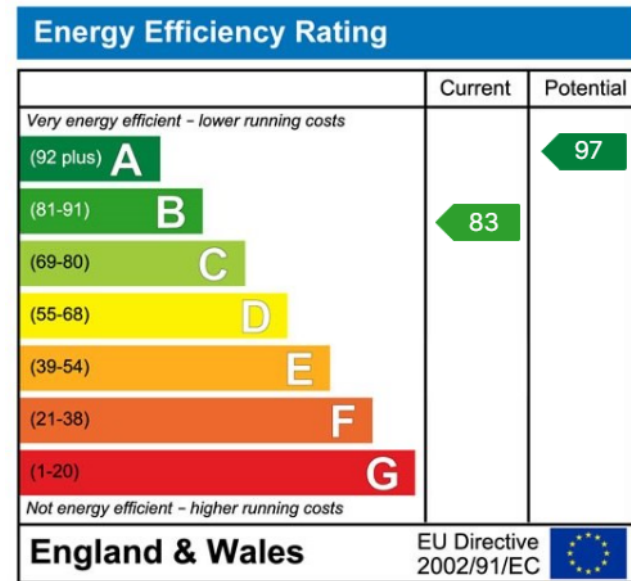




TOTAL FLOOR AREA: 657 sq ft (61.0 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, the measurements of these features, rooms and any other items are approximate and not for responsibility to pass to any one person or to any other person. This plan is for guidance purposes only and should be used as a guide only for prospective purchase. The services, fixtures and appliances shown here are not intended to be guaranteed. All rights reserved by the agent. All figures are approximate and should not be used as a guarantee. Plans are for guidance only.



- Two Double Bedrooms
- Modern End Terraced Home
- Many Upgrades From Original Specification
- Fitted Wardrobes
- Quartz Countertops
- Larger Than Average Plot
- Cul-de-sac Position
- Perfect First Time Buy
- EPC Rating B, Council Tax Band B
- DRAFT DETAILS



By law we carry out verification checks and proof of fund checks.

The details are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted. We have not tested any services or appliances and purchasers are advised to satisfy themselves as to the working order and condition.

Floor plans do not reflect exact dimensions or exactly replicate the layout of the property.

Referral Fees: EPC: up to £50. Mortgage: up to £500. Conveyancing up to £300. Survey: up to £50 all plus vat.

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