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5 Kirby Lane, Kirby Muxloe

Offers Over £425,000

3 2 2



Introducing this immaculate semi-detached property, ideally suited for families, boasting three double bedrooms and two bathrooms. Situated in a sought after village, this stunning home offers a range of unique features, including a beautifully landscaped garden and a balcony to the front.

Upon entering this property, you will be immediately impressed by the stylish interior and attention to detail. There is an initial entrance hallway with a boot room and shower room off and there is a door to a welcoming and spacious formal hallway with stairs rising to the first floor. There are two inviting reception rooms, each offering a unique ambiance. The first reception room boasts a bay window with shutters, a multi-fuel stove, and a cozy window seat. The second reception room is fitted with built-in storage, providing a practical and organized space for relaxing, socialising or as a play room.

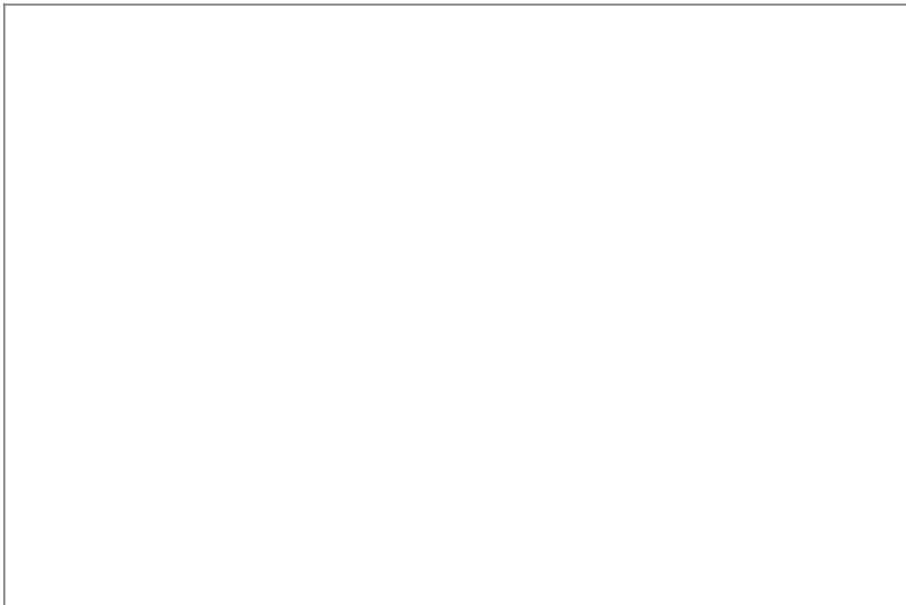
The stylish kitchen is a focal point of this property, featuring luxurious marble countertops, bespoke fitted units, and ample dining space. With its elegant design and layout, this kitchen provides the perfect space for cooking and entertaining, along with the convenience of a spacious utility room with a washing machine.

The first bedroom, a spacious double, is adorned with built-in wardrobes, French doors leading to a balcony, and plantation shutters, providing privacy and charm. Two additional double bedrooms offer ample space for a growing family or guests.

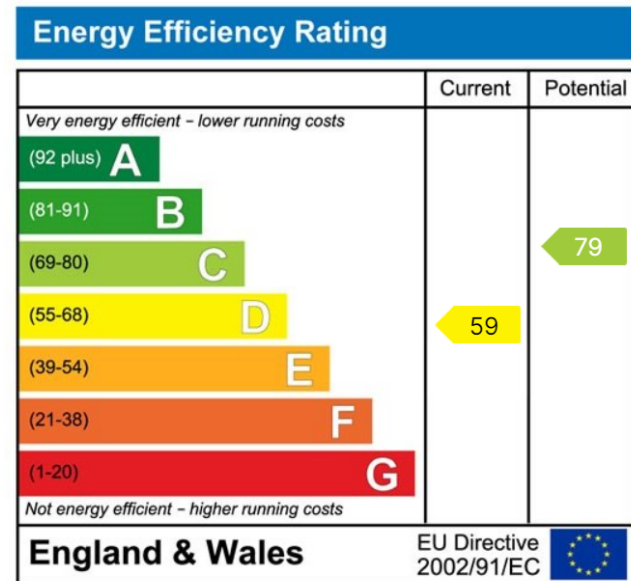
The property features two bathrooms, each with their own distinct character. The first bathroom is equipped with a delightful free-standing bath, a separate shower cubicle, a heated towel rail, and an abundance of natural light. On the ground floor, you will find a newly refurbished bathroom, complete with a large shower cubicle, a vanity unit, and modern fixtures and fittings.

Outside, the property offers a gated driveway with parking for several cars and a garage, ensuring convenience and security. The delightful mature rear garden is truly a haven, featuring two patios perfect for outdoor entertaining or simply enjoying the tranquil surroundings. At the bottom of the lawned garden there is a timber outbuilding with





- Three Double Bedrooms
- Semi-Detached
- Incredibly Spacious
- Two Reception Rooms
- Two Bath/Shower Rooms
- Plans Drawn To Extend To 4 Bedrooms
- Master Bedroom With Balcony
- Beautifully Decorated And Presented
- EPC Rating D, Council Tax Band E
- 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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