



HAMPSONS
ESTATE AGENTS

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Main Street, Kirby Muxloe

Offers Over £325,000

3 1 2



We are delighted to present this immaculate semi-detached property, which is ideal for families and couples. Offered with no upward chain and situated in a pleasant village location with a strong local community, this property offers a wonderful opportunity for you to create your dream home.

As you enter the property, you will immediately notice its superb presentation and decoration. The spacious entrance hallway leads off to a spacious lounge boasting a bay window, filling the space with natural light, while the second reception room is open-plan to the kitchen, providing a seamless flow for entertaining. The second reception room also features a fireplace, bi-fold doors leading to the garden, and skylights, ensuring plenty of natural light throughout the day.

The open-plan kitchen is a true highlight of this property, with its shaker style units, range style cooker, and large built-in pantry. Whether you are a seasoned chef or just love hosting dinner parties, this kitchen will meet all your needs.

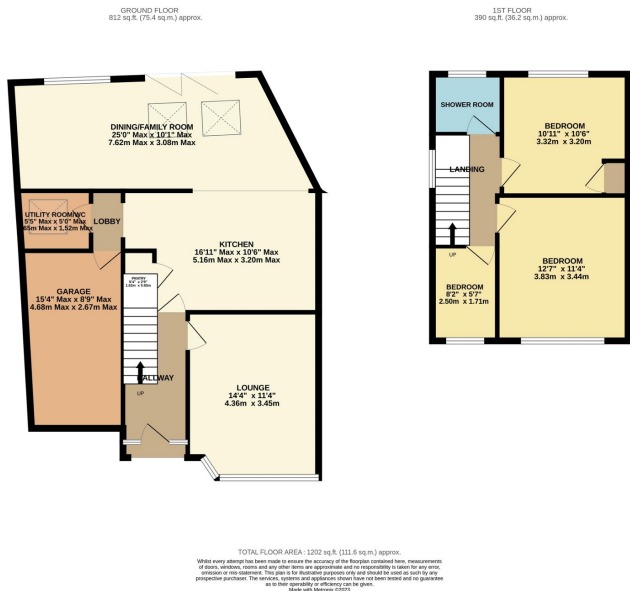
Upstairs, you will find three bedrooms, including two double bedrooms and one single bedroom. All bedrooms are tastefully decorated and offer comfortable living spaces. The contemporary bathroom features a walk-in shower, fully tiled walls, and a heated towel rail, adding a touch of luxury to your daily routine.

Outside, the property offers a gated, gravelled driveway with parking space for several cars, as well as a garage for additional storage. The rear garden is a wonderful space to relax and unwind, with a flagstoned patio, a lawn, and a gravelled seating area.

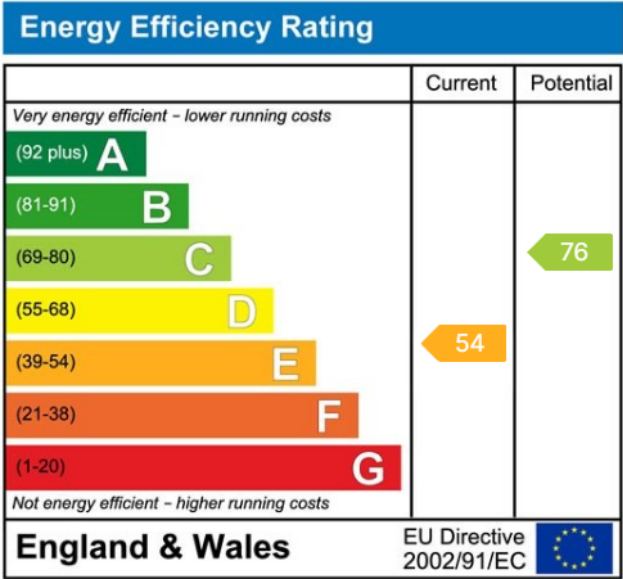
Located close to schools, shops, and cafes, this property offers convenience and accessibility to all amenities. With an EPC rating of E and a council tax band of C, this property is not only beautiful but also energy efficient and cost-effective.

Don't miss the opportunity to make this your dream home. Call us today to arrange a viewing of this fantastic property. Offered with no upward chain, this property won't be on the market for long.





- Three Bedrooms
- Extended Semi-Detached Home
- Stunning Open Plan Kitchen/Living
- Bi-Fold Doors
- Amazing Presentation Throughout
- Downstairs WC
- Fantastic Village Location
- Perfect Family Home
- EPC Rating E, Council Tax Band C
- 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.

Registered in England and Wales number 12430282. Registered office: 3 Oswin Road, LE3 1NR.

