

54 DESFORD ROAD

KIRBY MUXLOE LEICESTER LE9 2BD

JAMES
SELICKS

ESTATE AGENTS & CHARTERED SURVEYORS



GUIDE PRICE: £425,000

Situated on a glorious plot, a spacious four bedroom, two bathroom detached family home which has been considerably extended over the years, now providing a fine family home situated on edge of the village, providing some excellent countryside views to the front.

Kirby Muxloe lies approximately six miles west of Leicester city centre, providing convenient access to the M1/M69 motorway networks and associated Fosse Retail Park.

The village is well regarded for its interesting mix of character properties and strong community spirit with a wide range of local amenities catering for most day-to-day needs including pubs and restaurants, 18-hole golf course and a popular school.

VIEWING STRICTLY BY APPOINTMENT WITH
JAMES SELICKS ESTATE AGENTS ON

0116 285 4554





The accommodation in brief comprises entrance porch, entrance hall, sitting room, dining room, open plan living kitchen, utility room, cloakroom, inner lobby to study, stairs to first floor landing, four bedrooms and two bathrooms.

Outside to the front and side of the property are attractive mature lawned gardens with a driveway to the rear providing car standing and access to double garage with up and over door.

PORCH

Glazed double doors, two leaded windows to sides, quarry tiled flooring, glazed inner door to

LARGE ENTRANCE HALL

Ceiling coving, radiator, Parquet flooring, window to side elevation, RETURN STAIRCASE TO FIRST FLOOR.

SITTING ROOM

5.73m x 4.39m (18'10" x 14'5") Cast iron log burner with exposed brick surround, slate tiled hearth, timber mantel, ceiling coving, ceiling rose, stripped floorboards, radiator, two wall light points, double glazed bay window to front elevation, uPVC double glazed French doors with leaded windows to side and above to side elevation.

DINING ROOM

4.38m x 3.99m (14'4" x 13'1") Part polished cast iron fireplace with tiled inset and slate hearth, ceiling coving, radiator, dimmer light switch, stripped floorboards, sash bay window to side elevation.

LARGE LIVING KITCHEN

LIVING AREA

6.25m x 2.71m (20'6" x 8'11") Recessed fireplace with shelving to sides, tiled flooring, ceiling coving, two radiators, two wall light points, two double glazed windows and double glazed sliding patio doors to side elevation, OPEN TO

KITCHEN

4.09m x 3.47m (13'5" x 11'5") A good range of beech eye and base level units with drawers, roll edge laminated work surfaces, one and a half bowl inset stainless steel sink with mixer tap over, Rangemaster professional oven and grill and five-

ring gas hob, stainless steel canopy extractor hood over, plumbing for automatic dishwasher, inset ceiling spotlights, tiled flooring, window to side elevation.

UTILITY ROOM

Beech eye and base level units, roll edge laminated work surfaces, stainless steel sink with mixer tap over, plumbing for automatic washing machine, further white appliance space, tiled flooring.

REAR LOBBY

Tiled floor, radiator, door to rear elevation.

CLOAKROOM

White two piece suite comprising wash hand basin, low flush WC, radiator, tiled flooring, extractor fan, wall light with shaver point, radiator, window to side elevation.

INNER HALL

Ceiling coving, radiator.

STUDY

3.30m x 3.04m (10'10" x 10'0") Stripped floorboards, ceiling coving, access to SMALL CELLAR, two double glazed windows to side elevation.

FIRST FLOOR LANDING

Two radiators, two double glazed windows to side elevation, picture rail.

BEDROOM ONE

4.46m x 3.79m (14'8" x 12'5") Two wall light points, radiator, ceiling coving, wooden double glazed window to rear elevation.

BEDROOM TWO

3.66m x 3.97m (12'0" x 13'0") Double glazed window to front elevation, radiator, ceiling coving, full height built-in storage cupboard.

BEDROOM THREE

3.05m x 3.20m (10'0" x 10'6") Double glazed window to front elevation, radiator, large walk-in cupboard and shelving.

BEDROOM FOUR

4.02m x 3.66m (13'2" x 12'0") Double glazed window to rear elevation, ceiling coving, radiator, built-in wardrobe with hanging and shelving space.

FAMILY BATHROOM

Opaque glazed double glazed window to rear elevation, fitted with a white three piece suite comprising low flush WC, half pedestal wash hand basin, panelled bath with shower over, chrome towel rail, fully tiled walls, spotlights to ceiling, extractor fan, radiator.

LARGE ADDITIONAL BATHROOM

(Needs modernisation, potentially an en-suite or dressing room) Radiator, hanging space and shelving space.

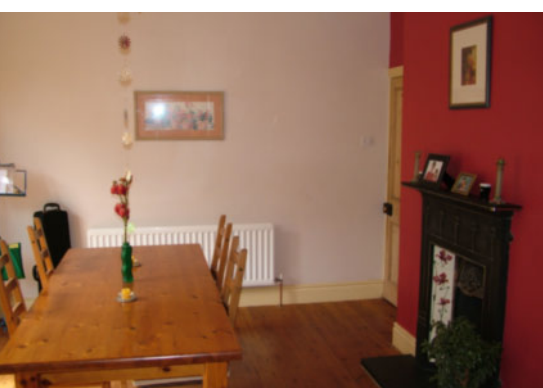
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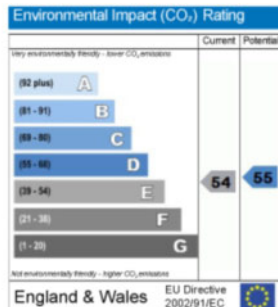
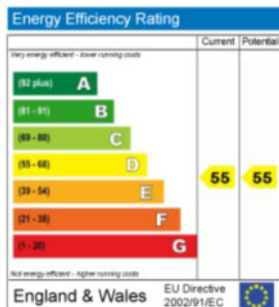
The property enjoys a pebbled driveway providing ample parking for two to three vehicles and access via double doors to a GARAGE measuring 2.13m(7'0") x 5.60m(18'4") with power and lighting.. To the front and side of the property are well proportioned lawned gardens with an extensive patio area, enjoying a southerly aspect.

DIRECTIONAL NOTE

Proceed out of Leicester via the A47 Hinckley Road in a westerly direction; at the main set of traffic lights turn right onto Kirby Lane, follow this road for approximately half a mile where it becomes Station Road and in turn Hedgerow lane, turn right into Desford Road and the property may be found on the right hand side as indicated by the Agent's "For Sale" sign.

SPACIOUS FOUR BEDROOM DETACHED FAMILY HOME ON A GLORIOUS PLOT





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.



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