



44 Barry Drive, Kirby Muxloe, Leicester, LE92HH

MOORE  
& YORK



### Property at a glance:

- Refurbished & Developed Established Detached Bungalow
- Newly Fitted Kitchen, Bathroom, En-Suite & WC
- Four Bedrooms
- Good Sized Garden
- Ample Parking & Garage
- Re Decorated Throughout
- No Upward Chain
- Highly Desirable Location
- Feature 34ft Kitchen/Dining/Living Room

Guide Price £495,000 Freehold



Beautifully presented extended and totally refurbished established four bedroom detached bungalow standing on a good sized plot situated in the highly sought after village of Kirby Muxloe. The property has undergone an extensive range of improvements and development to include a spacious open living area with newly fitted kitchen and appliances, redecoration and new flooring throughout, newly fitted bathroom, WC and en-suite and total re-wiring and plumbing. This lovely home is being sold with no upward chain and the well appointed and spacious accommodation comprises entrance hall with cloakroom off, open plan aspect to spacious feature living area with kitchen units and island, utility area/study, master bedroom with en-suite and dressing area, three further bedrooms and family bathroom and stands on good sized plot with good sized frontage providing ample parking, garage to side with electrically operated roller door and lawn and patio garden to rear. We highly recommend an internal viewing to appreciate this totally refurbished home.

#### DETAILED ACCOMMODATION

Composite door with sealed double glazed side panels leading to;

#### ENTRANCE HALL

10' 3" x 7' 7" (3.12m x 2.31m) Open plan aspect leading to living area, oak paneled flooring, inset spotlights.

#### CLOAKROOM/WC

Low level WC and pedestal wash hand basin, heated towel rail, UPVC sealed double glazed window, tiled floor, tiled splash backs

#### OPEN PLAN LIVING ROOM

34' 2" x 15' 10" (10.36m x 4.83m) Spacious living area providing a dining, sitting and kitchen area comprising newly fitted soft close units comprising kitchen Island with inset stainless steel sink unit with mixer tap over and cupboards under, matching base units with work surfaces over, drawers and cupboards under, complementary wall mounted eye level cupboards, newly fitted oven and five piece induction hob with angled extractor fan over, bi-fold doors leading to rear gardens, oak wood paneled flooring, inset spot lights, vertical radiator in display surround, plumbing for dishwasher, UPVC sealed double glazed door to both aspects.











### UTILITY/STUDY AREA

8' 9" x 7' 10" (2.67m x 2.39m) Heated towel rail, oak paneled flooring.

### BEDROOM 1

14' 10" x 10' 11" (4.52m x 3.33m) Radiator, UPVC sealed double glazed window, archway to:

### DRESSING AREA

6' 4" x 4' 10" (1.93m x 1.47m) 6' 4" x 4' 10" (1.93m x 1.47m)

### EN-SUITE SHOWER ROOM

7' 5" x 6' 7" (2.26m x 2.01m) Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and low level WC, heated towel rail, tiled splash backs, UPVC sealed double glazed window.

### BEDROOM 2

12' 0" x 11' 7" (3.66m x 3.53m) Radiator, UPVC sealed double glazed window,

### BEDROOM 3

11' 7" x 8' 0" (3.53m x 2.44m) Radiator, UPVC sealed double glazed window,

### BEDROOM 4

10' 1" x 9' 11" (3.07m x 3.02m) Radiator, UPVC sealed double glazed window,

### FAMILY BATHROOM

6' 8" x 6' 8" (2.03m x 2.03m) Three piece suite comprising paneled bath, pedestal wash hand basin and low level WC, tiled splash back,, tiled flooring, heated towel rail, UPVC sealed double glazed window.

### OUTSIDE

The property stands on a good sized plot comprising deep frontage incorporating driveway providing ample parking leading to side garage with electrically operated roller door with door to rear aspect and lawns with well stocked evergreen and floral beds. Graveled seating area to rear and extensive lawns with well stocked evergreen beds, gated access to side.

### SERVICES

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units.

### VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.















### **MAKING AN OFFER**

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

### **FLOOR PLANS**

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

### **IMPORTANT INFORMATION**

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



















**TENURE**

Freehold

**COUNCIL TAX BAND**

Blaby E

**EPC RATING**

D

## Ground Floor

Approx. 118.5 sq. metres (1275.6 sq. feet)



Total area: approx. 118.5 sq. metres (1275.6 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



