



## 58 Lime Grove, Kirby Muxloe, Leicester. LE9 2DF

- Four Bedroom Detached Family Home
- Head of Cul De Sac Position In This Sought After Location
- Entrance Hall, Cloaks/WC, Living Room
- Dining Room, Kitchen To Rear
- Landing Four Good Size Bedrooms, Refitted Family Shower Room/Wc
- Attractive Plot Position With Garden Areas To Front And Rear
- Car Standing, Single Garage
- Offered With No Onward Chain, Viewing Recommended
- EPC Rating D & Council Tax Band D



## PROPERTY DESCRIPTION

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Ideal family home located at the head of a cul de sac in the sought after location of Kirby Muxloe. In need of some cosmetic improvement the property offers spacious accommodation throughout and an early viewing is highly recommended to appreciate. The property comprises of entrance porch leading into the entrance hall, cloaks/wc, good size front living room with gas fire with stone surround and sliding doors leading to the rear dining room. The ground floor is completed by the rear kitchen which has a range of base and wall units and side door leading out to the garden.

To the first floor the light and airy landing leads to four generously sized bedrooms and a refitted family shower room/wc. Externally the property sits on a lovely plot position and has a front garden with lawns and driveway providing car standing and giving access to the single garage. There is a side gate leading through to the attractive rear garden with patio, lawn, mature borders and fence surround. Offered with no onward chain. EPC rating is D and Council tax is band D.



## ROOM DESCRIPTIONS

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**Entrance Porch**

**Entrance Hall**

**Cloaks/Wc**

**Living Room**

15' 1" x 11' 8" (4.60m x 3.56m)

**Dining Room**

11' 8" x 8' 3" (3.56m x 2.51m)

**Kitchen**

12' 7" x 8' 2" (3.84m x 2.49m)

**Landing**

**Bedroom**

12' 1" x 11' 7" to back of robes (3.68m x 3.53m)

**Bedroom**

12' 7" x 9' 0" (3.84m x 2.74m)

**Bedroom**

11' 8" x 8' 11" plus ent rec (3.56m x 2.72m)

**Bedroom**

8' 9" x 8' 7" (2.67m x 2.62m)

**Family Shower Room/Wc**

**External**

**Garage**

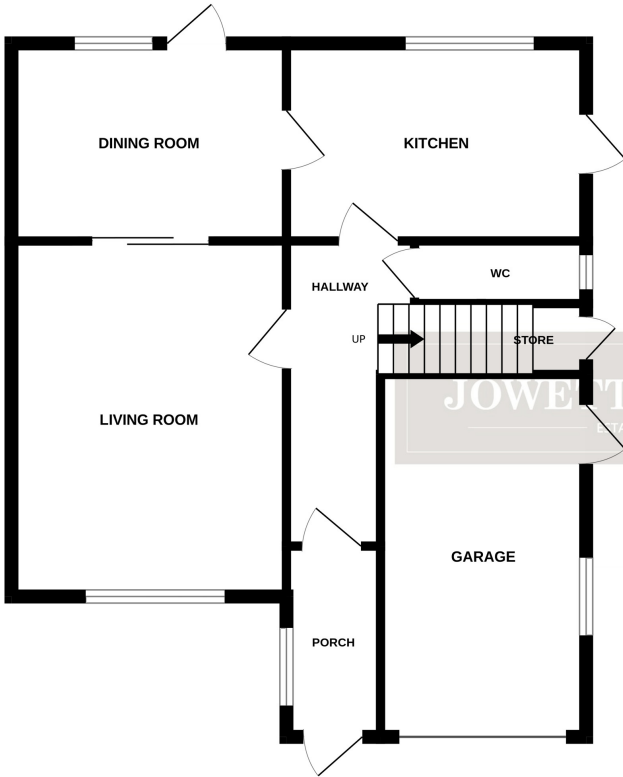
17' 0" x 7' 8" plus rec (5.18m x 2.34m)

**Rear Garden**

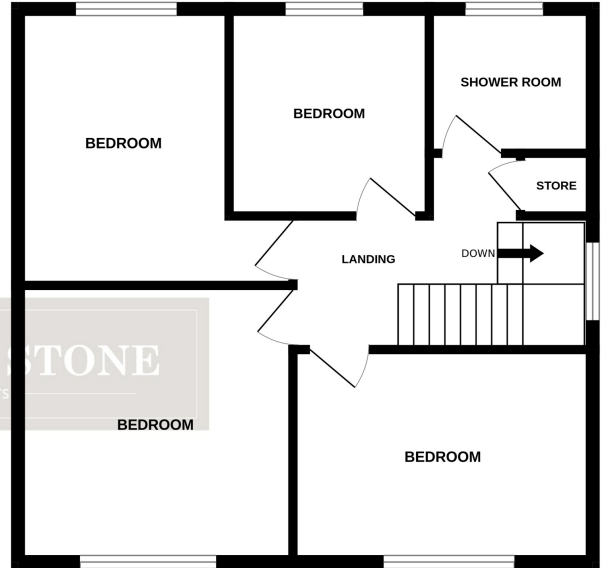


# FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>68</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Blaby  
11, Leicester Road, Blaby, LE8 4GR  
0116 2789624  
blaby@jowettandstone.co.uk