



7 Primrose Way  
Kirby Muxloe, LE9 2AX

£200,000



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Kirby Muxloe, Leicester, LE9 2AX

A modern 2 bedroom end town house situated in very popular residential location close to excellent village amenities, shops, schools, pubs, church, open countryside and just minutes from A46 & M1/M69 motorways. Full gas central heating (Worcester Combi boiler 2 yrs old), UPVC double glazed windows & doors. Ground floor, hall, lounge, fitted kitchen (oven & hob). Upstairs, landing, 2 bedrooms, bathroom with shower over bath. Tidy front garden, driveway, private enclosed rear garden. Freehold - no upward chain. Council Tax band B

### Entrance Hall

UPVC double glazed entrance door, fitted carpet, radiator, stairs to first floor.

### Lounge

15'3" x 9'8" (4.67m x 2.95m )

UPVC double glazed window to front, fitted carpet, two radiators.

### Kitchen-Diner

12'8" x 8'0" (3.88m x 2.46m)

UPVC double glazed window and door to rear, vinyl floor, radiator. The kitchen is fitted with a range of base, drawer and eye level units, work surfaces and breakfast bar, stainless steel sink unit with mixer taps. There is a built-in oven with brand new 4 ring gas hob. Wall mounted Worcester combi boiler less than two years old.

### First Floor: landing

Fitted carpet, access to loft.

### Bedroom One

12'1" x 9'7" (3.70m x 2.93m )

UPVC double glazed window to front, fitted carpet, radiator, two large recessed storage cupboards.

### Bedroom Two

11'2" x 6'8" (3.42m x 2.05m)

UPVC double glazed window to rear, fitted carpet, radiator, built-in wardrobes.

### Bathroom

8'0" x 5'8" (2.46m x 1.74m)

UPVC double glazed opaque window to rear, fitted with a suite comprising of panelled bath with electric shower over & glass screen, pedestal wash hand basin, wc, vinyl floor, mainly tiled walls.

### Outside

To the front of the property is a delightfully maintained neat front garden comprising of coloured gravel, stones, shrubs and a paved path to the front door.

There is a driveaway for up to two cars at the side of the house.

The well kept private rear gardens comprise of a paved patio, lawns, small trees and shrubs. Fully fenced boundaries & gated side access.

### Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk))

It has a Council Tax Band of B which means a charge of £1,911.19 for tax year ending March 2027

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



## Floor Plan

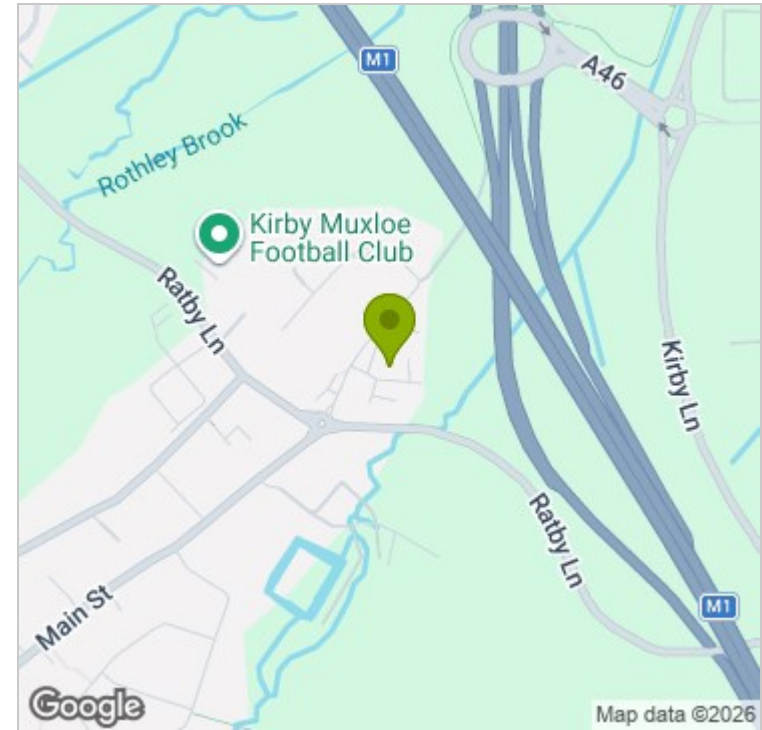


## Viewing

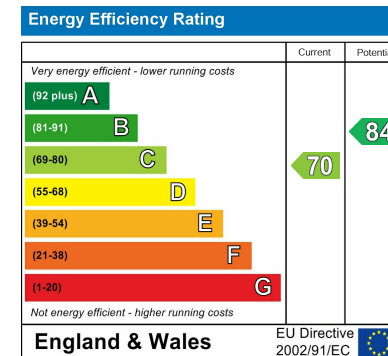
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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