

14 Carey Gardens  
Kirby Muxloe, LE9 2AY

£145,000



## 14 Carey Gardens

Kirby Muxloe, Leicester, LE9 2AY

A delightful 2 bedroom first floor apartment situated in the much sought after development of Carey Gardens in the well respected village of Kirby Muxloe with a range of local shops, pubs and with a connection to the Kirby Muxloe Free Church. Carey Gardens is for people of retirement age or at least 60 years old and has well kept communal gardens, a seating area, ample parking and a well used common room. The apartment has the benefit of electric heating, UPVC double glazing, well appointed kitchen with oven & hob. The accommodation comprises hallway with stairs to first floor, a passaged landing, lounge, kitchen-diner, 2 bedrooms, shower room. The property is offered for sale with immediate vacant possession - no upward chain! Leasehold (99 year lease from 2000) Council Tax Band C.

### Entrance Hall

Double glazed composite entrance door, fitted carpet, stairs to first floor apartment.

### Passaged Landing

With doors to all rooms, fitted carpet, access to loft, airing cupboard housing cylinder.

### Lounge

14'3" x 12'7" (4.36 x 3.85)

A bright and spacious dual aspect living room. UPVC double glazed window to front & side, fitted carpet, electric storage heater.

### Kitchen-Diner

11'11" x 10'7" (3.64 x 3.25)

UPVC double glazed window to side, vinyl flooring, kick space heater. Fitted with a range of base, drawer & eye level units, one and a half bowl stainless steel sink unit with mixer tap, Zanussi built-in stainless steel electric oven, electric hob. Provision for washing machine.

### Bedroom One

12'8" x 9'5" (3.87 x 2.89)

UPVC double glazed window to front, fitted carpet, recessed cupboard, electric storage heater.

### Bedroom Two

10'7" x 8'10" (3.25 x 2.70)

UPVC double glazed window to rear, fitted carpet, built-in wardrobes, electric storage heater.

### Shower Room

7'7" x 5'11" (2.32 x 1.82)

UPVC double glazed opaque window, tiled floor, extractor fan, fully tiled shower cubicle with electric shower, pedestal wash hand basin, wc.

### Outside

Allocated parking, communal gardens and drying area.

### 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 x which means a charge of £x for tax year ending March 2024

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

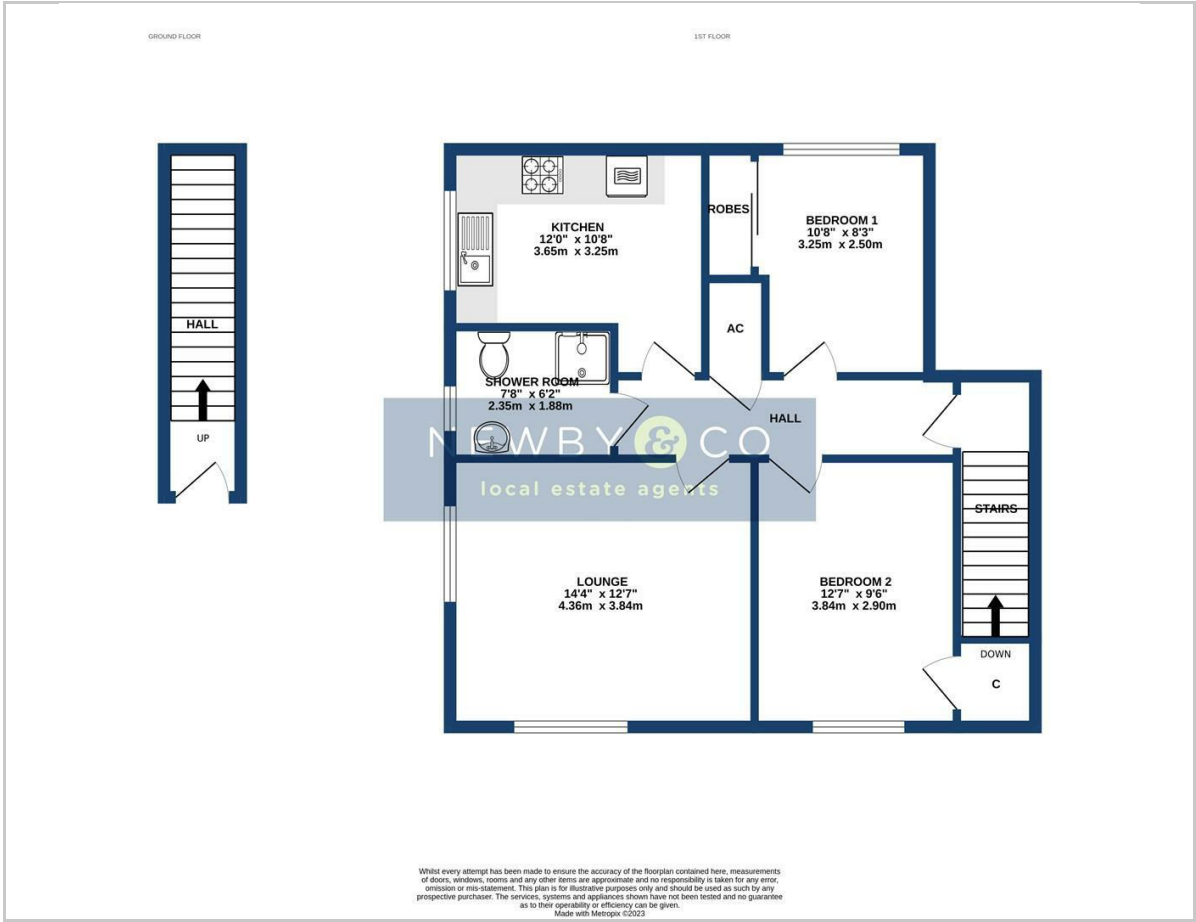
For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)

### Leasehold Info

The agents understand that the property, built by William Davis Ltd, is subject to a 99 year lease commencing on 1/1/2000.



Floor Plan



Viewing

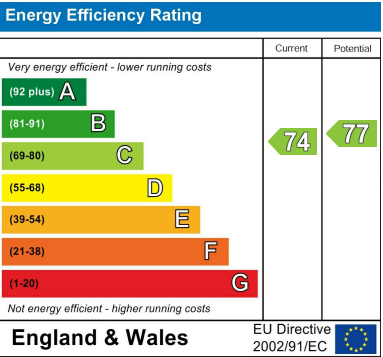
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



88 Faire Road, Glenfield,  
Leics, LE3 8ED  
Tel: 0116 2990 990  
Email: sales@newbyandco.co.uk  
newbyandco.co.uk



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local estate agents