Forest Drive

Kirby Muxloe, Leicester, LE9 2EA

Offers Over £700,000

Linden House, a distinguished residence on an enviable corner plot in the prestigious village of Kirby Muxloe, combines space, character, and modern living. Extended to both the side and rear, this well-maintained home boasts generous accommodation and mature gardens, perfect for family life in a sought-after location.

Inside, a welcoming porch leads to a grand hallway with original oak flooring. The ground floor includes a spacious living room with a feature fireplace, a second reception room with French doors to the rear garden, and a third reception room, currently used as a cinema, which could serve as a fifth bedroom if desired. The expansive kitchen diner, enhanced by skylights and French doors, is ideal for entertaining, complete with integrated appliances and a breakfast bar. The utility room, adjacent to the cinema room, presents an opportunity for conversion into an en-suite, creating a flexible living arrangement. A cloakroom/WC and under-stair storage complete the ground level.
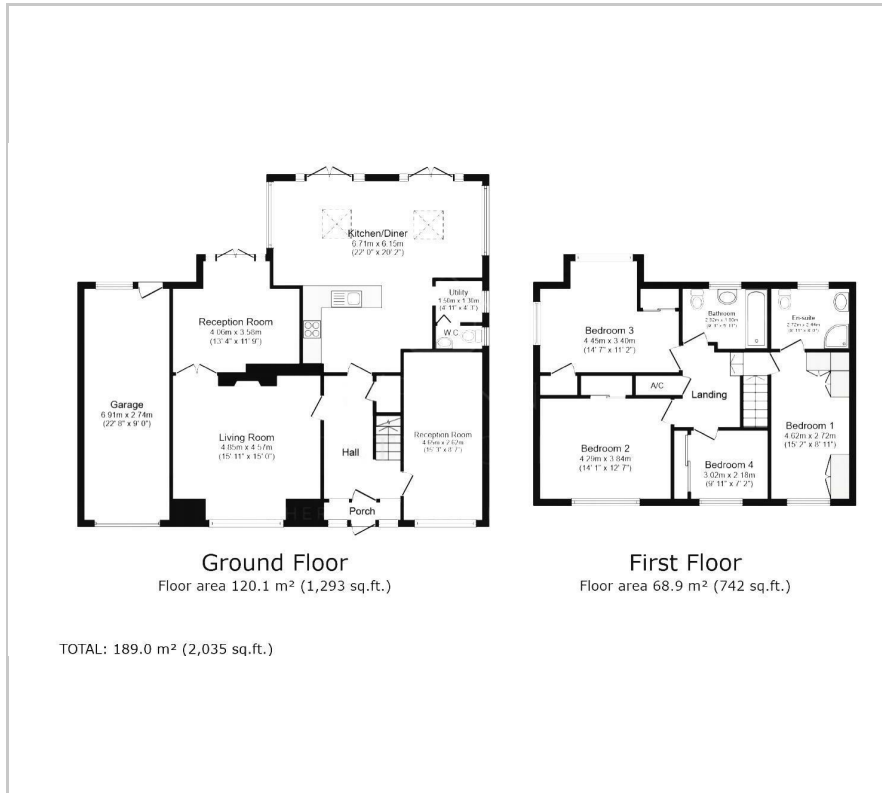
Upstairs, four well-appointed bedrooms all have fitted wardrobes, including the principal bedroom with a modern en-suite. A stylish family bathroom and spacious landing with loft access add to the practicality.

Viewing

Please contact our Berkley Kibworth Office on 0116 2796161 if you wish to arrange a viewing appointment for this property or require further information.
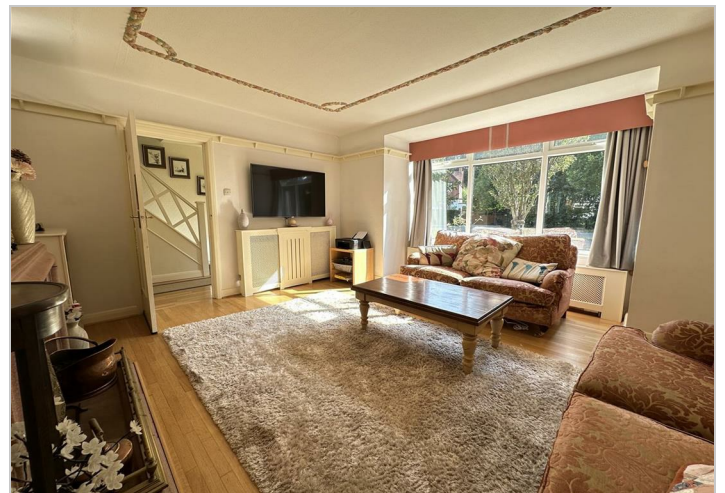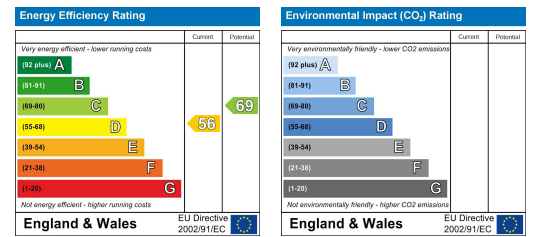
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Floor Plan

Ground Floor
Floor area 120.1 m² (1,293 sq.ft.)

First Floor
Floor area 68.9 m² (742 sq.ft.)

TOTAL: 189.0 m² (2,035 sq.ft.)

Kitchen/Diner
6.71m x 6.15m
(22' 0" x 20' 2")

Reception Room
4.06m x 3.58m
(13' 4" x 11' 9")

Utility
1.50m x 1.30m
(4' 11" x 4' 3")

W.C

Garage
6.91m x 2.74m
(22' 8" x 9' 0")

Living Room
4.85m x 4.57m
(15' 11" x 15' 0")

Reception Room
4.65m x 7.62m
(15' 3" x 8' 7")

Hall

Porch

Bedroom 3
4.45m x 3.40m
(14' 7" x 11' 2")

Bathroom
2.52m x 1.80m
(8' 3" x 5' 11")

En-suite
2.70m x 2.44m
(8' 10" x 8' 0")

A/C

Landing

Bedroom 2
4.29m x 3.84m
(14' 1" x 12' 7")

Bedroom 1
4.62m x 2.72m
(15' 2" x 8' 11")

Bedroom 4
3.02m x 2.18m
(9' 11" x 7' 2")

Area Map

Main St

Kirby Muxloe

KIRBY FIELDS

Leicester
Forest East

A47

Map data ©2025

Energy Efficiency Graph

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales — EU Directive 2002/91/EC