



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.

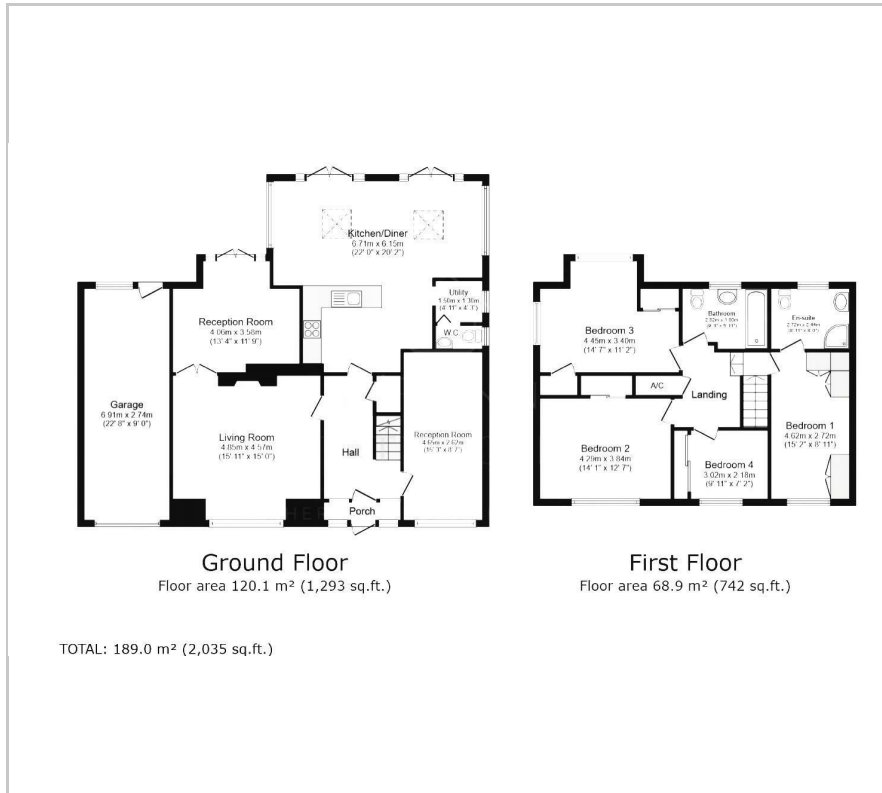
Upstairs, four well-appointed bedrooms all have fitted wardrobes, including the principal bedroom with a modern en-suite. A stylish family bathroom and spacious landing with loft access add to the practicality.

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.

 5  2  3  D

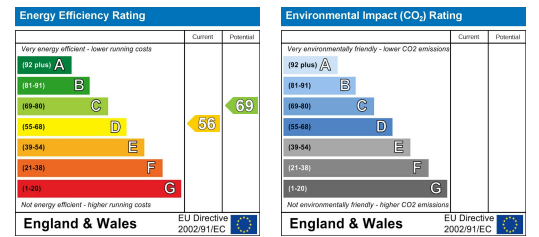
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.