



236 Blaby Road, Enderby, Leicester. LE19 2AR

- Detached Bungalow On A Fantastic Plot Position
- Extensive Front Garden Areas, Parking And Sectional Garage
- Ent Hall, Living Room, Breakfast Kitchen
- Side Garden/Dining Area, Family Bathroom
- Two Double Bedrooms
- Gas Fired Central Heating System, Majority Double Glazing
- Huge Potential Subject To Necessary Permissions
- Viewing Essential To Appreciate
- EPC Rating D & Council Tax Band D



PROPERTY DESCRIPTION

Detached bungalow located on a enviable plot position offering fantastic potential subject to the necessary consents. Rarely do properties of this nature come to the market and an early viewing is recommended to appreciate the size and potential of the plot. The bungalow is well proportioned with a good size living room with bay window, breakfast kitchen with useful pantry, side garden room/dining area, two large double bedrooms and a family bathroom. The bungalow further benefits from gas fired central heating and majority double glazing. The outside space is without doubt a huge asset having been used by the present owners as a working garden for several decades it has scope to create a variety of uses. There is a driveway providing ample car stand and a sectional garage, there is also a smaller garden area to the rear. EPC rating is D and Council tax is band D.



ROOM DESCRIPTIONS

Entrance Hall

Living Room

16' 0" plus bay area x 12' 11" (4.88m x 3.94m)

Breakfast Kitchen

10' 11" x 11' 3" max into bay (3.33m x 3.43m)

Side Garden Room/Dining Area

16' 0" x 7' 0" (4.88m x 2.13m)

Bedroom

13' 1" plus bay x 13' 0" (3.99m x 3.96m)

Bedroom

13' 0" x 12' 1" (3.96m x 3.68m)

Family Bathroom

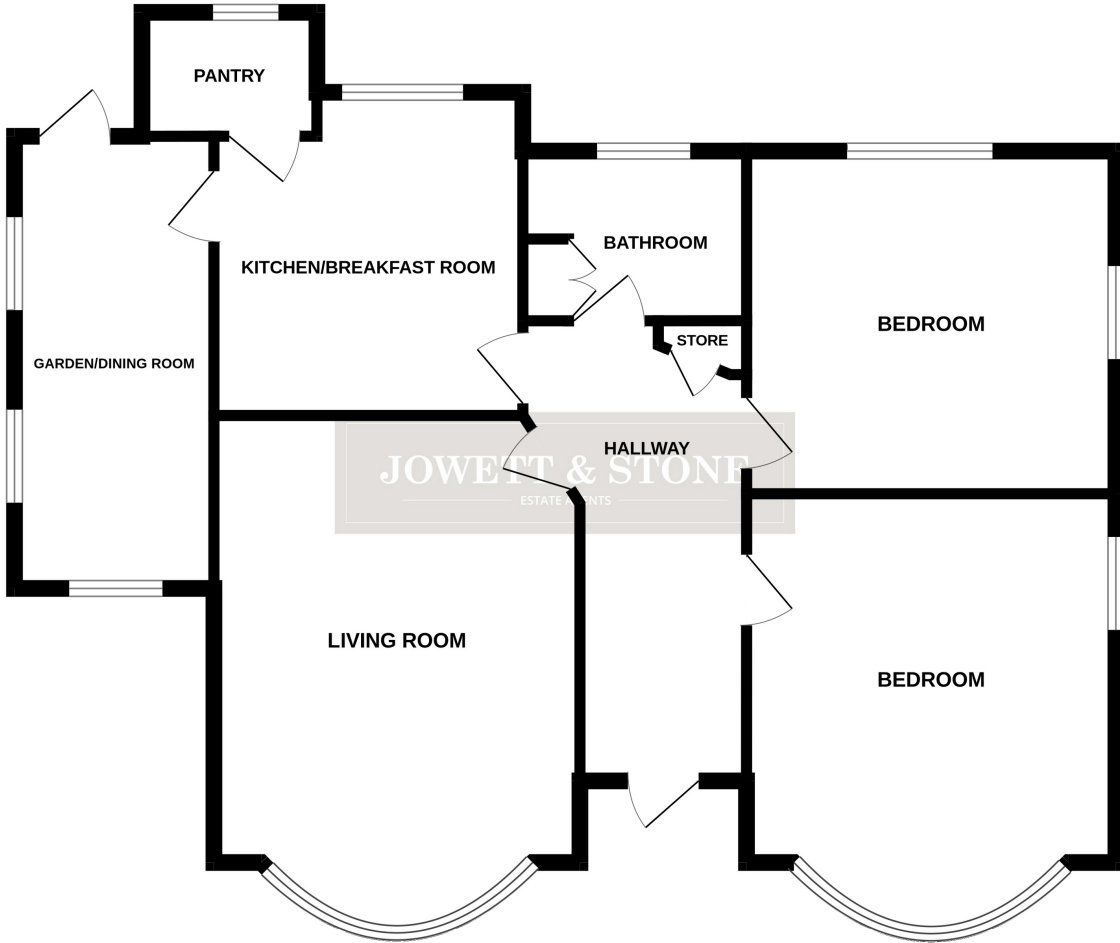
7' 11" max x 6' 1" (2.41m x 1.85m)

External

Gardens Area To Front, Side and Rear



GROUND 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+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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