



## 8 Oakfield Crescent, Blaby, Leicester. LE8 4HS

- Three Bedroom Detached Family Home
- Located Close To Oakfield Park In This Sought After Location In Blaby
- Entrance Hall, Living/Dining Room, Kitchen
- Landing, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Block Pave Driveway and Single Garage
- Attractive Rear Garden Area, No Chain
- Early Viewing Highly Recommended
- EPC Awaited & Council Tax Band C





## PROPERTY DESCRIPTION

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Three bedroom detached home close to Oakfield Park in this sought after location in Blaby. Offered with no onward chain this well cared for property would make an ideal family or professional home. In brief the property comprises of a generous entrance hall with store and stairs leading to the first floor. The open plan living/dining room has dual aspect windows to the front and rear over looking the garden, the ground floor is completed by the breakfast kitchen fitted with a range of base and wall units, fitted oven/hob and a side access door. To the first floor the landing leads to two double bedrooms and a further single bedroom to the front, and there is a family bathroom to rear. The property further benefits from gas fired central heating system and double glazing. Externally to the front is a block pave area providing car standing and giving access to the single garage with electric door and rear access door leading to the rear garden. The well maintained rear garden has a patio area, lawn and fence surround. An early viewing is highly recommended to avoid disappointment. EPC ratings awaited, Council tax is band C.





## ROOM DESCRIPTIONS

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### Entrance Hall

### Living/Dining Room

24' 8" x 11' 1" red to 8'11" (7.52m x 3.38m)

### Breakfast Kitchen

11' 11" x 9' 4" (3.63m x 2.84m)

### Landing

### Bedroom

12' 4" x 11' 1" (3.76m x 3.38m)

### Bedroom

11' 11" x 10' 10" (3.63m x 3.30m)

### Bedroom

8' 3" x 7' 3" (2.51m x 2.21m)

### Family Bathroom

8' 0" max x 7' 6" (2.44m x 2.29m)

### External

### Garage

19' 0" x 7' 8" (5.79m x 2.34m)

### Rear Garden

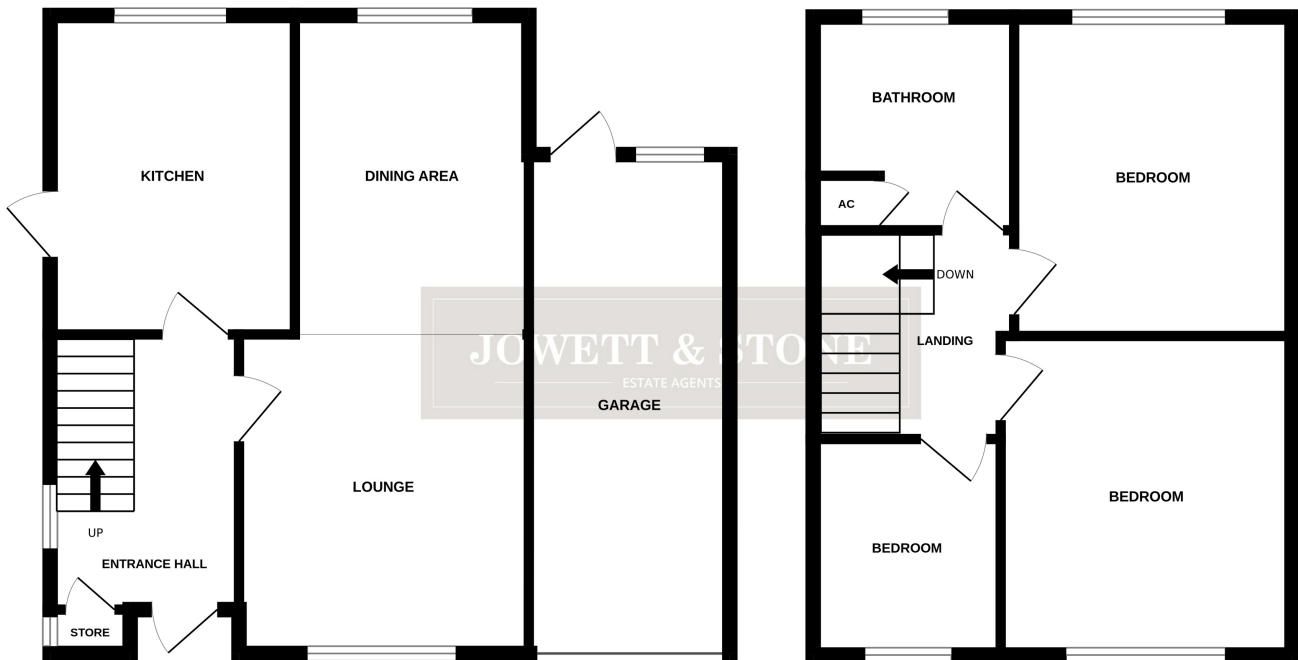


# FLOORPLAN

JOWETT & STONE  
ESTATE AGENTS

GROUND FLOOR  
584 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 1028 sq.ft. (95.6 sq.m.) approx.

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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