



4 The Holt, Home Close, Blaby, Leicester. LE8 4GE

- Deceptively Spacious Detached Bungalow
- Located In Old Blaby Within Walking Distance To The Town Centre
- Fantastic Plot Which Needs To Be viewed To Appreciated
- Ent Porch, Ent Hall, Cloaks/WC, Lounge With Doors To Garden
- Second Reception/Dining Room, Breakfast Kitchen, Utility, Lobby, Wc
- Three Bedrooms, Family Bathroom, En Suite To Master Bedroom
- Gas Fired Central Heating System, Double Glazing, x16 Solar Panels
- Ample Car Standing, Double Garage
- Feature Large Rear Garden
- EPC Rating A & Council Tax Band E



PROPERTY DESCRIPTION

Deceptively spacious detached bungalow on a fantastic plot position in Old Blaby within walking distance to the town centre. This individual bungalow really does need to be viewed to appreciate the size, style and location of this lovely home. The property briefly comprises of entrance porch, large hall way running across the front of the property, cloaks/wc, lounge with flame effect gas fire and surround and double doors leading out to the rear garden. There is a large second reception/dining room, good size I-shape breakfast kitchen fitted with a range of base and wall units and integrated appliances along with double doors leading out to the rear. To the front of the kitchen is a useful utility/lobby and to the rear is a further lobby, wc and access door to the garage. To the right hand side of the property are three bedrooms all with rear windows overlooking the garden. The master bedroom benefits from fitted wardrobes and an en suite shower room/wc, there is also a family bathroom. The property benefits further from gas fired central heating system and double glazing and there are x16 solar panels which are owned by the property and help towards the impressive EPC A rating. The plot and position of the bungalow really is an impressive feature with a block pave driveway providing ample car standing, lawn area extending to the side and front low wall. The driveway gives access to the generous double garage with electric roller door and there is access to the roof space area from here with Velux windows. The rear garden has been extended in size by purchasing an additional neighbouring properties garden and offers a fantastic opportunity for any keen gardeners, mainly laid to lawn with fruit trees, patio area, wild flowers and fence/wall/hedge surround. Viewing essential. EPC rating is A, Council tax E.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Cloaks/Wc

Lounge

14' 11" x 12' 3" (4.55m x 3.73m)

Dining/Second Reception Room

18' 4" x 9' 7" (5.59m x 2.92m)

Breakfast Kitchen

17' 3" reducing to 8'1" x 16' 6" max (5.26m x 5.03m)

Utility Lobby

8' 6" x 5' 5" (2.59m x 1.65m)

Rear Lobby & Further Wc

Bedroom

16' 2" into ent area x 11' 5" to back of robes
(4.93m x 3.48m)

En Suite Shower Room/Wc

Bedroom

12' 4" x 8' 0" (3.76m x 2.44m)

Bedroom

12' 4" x 7' 10" (3.76m x 2.39m)

Family Bathroom

External

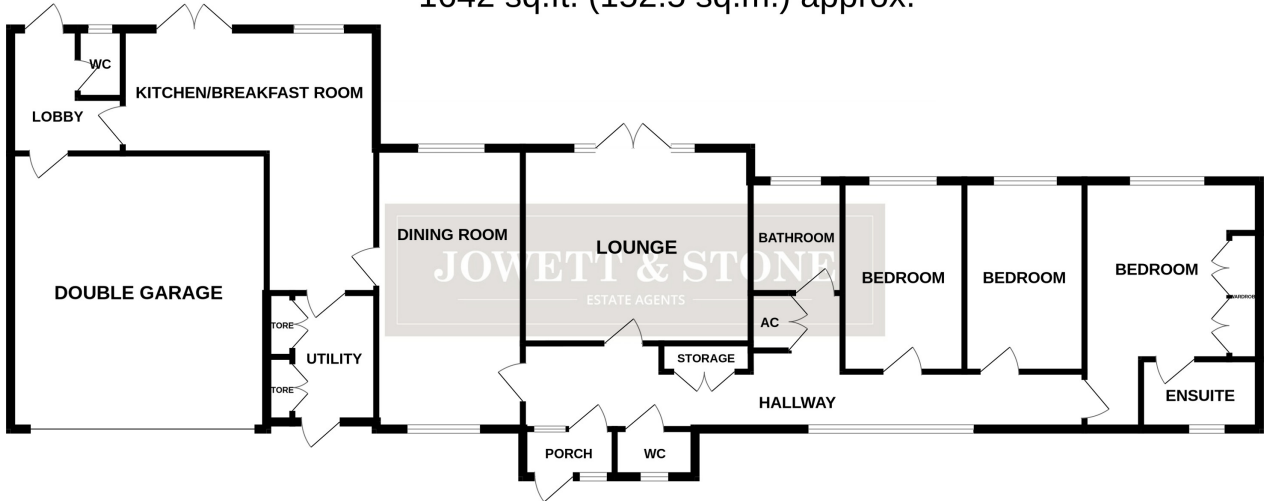
Double Garage

18' 1" x 16' 9" (5.51m x 5.11m)

Rear Garden



GROUND FLOOR
1642 sq.ft. (152.5 sq.m.) approx.



TOTAL FLOOR AREA: 1642 sq.ft. (152.5 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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) A | | 93 | 99 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (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