



## 34 Cedar Road, Blaby, Leicester. LE8 4AD

- Three Bedroom Semi Detached Property
- Head of Cul De Sac Location
- Ent Porch, Ent Hall, Store, Living Room
- Dining Area, Kitchen
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Majority Double Glazing
- Car Standing, Garage, Side And Rear Garden
- No Onward Chain, Viewing Recommended
- EPC Rating Awaited & Council Tax Band C



## PROPERTY DESCRIPTION

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Three bedroom semi detached property in a great plot position at the head of a cul de sac in the sought after location of Blaby. Offered with no onward chain the property would make an ideal investment or first time buy. Comprising of entrance porch, entrance hall with store. Rear living room with window overlooking the rear garden and open access to the dining area. The kitchen has access from the dining room and entrance hall and also has a useful understairs store and side door leading out to the garden. To the first floor the landing area gives access to two good size double bedrooms and a third single bedroom, the accommodation is completed with the family bathroom/wc. Further benefitting from gas fired central heating system and majority double glazing along with solar panels to the rear. Externally the property has a front gravel display garden, car standing and detached garage with up/over door. There is a side and rear garden area with lawn mature borders and fence surround. Viewing comes recommended to appreciate the potential of this lovely home. EPC ratings awaited, Council tax is band C.



## ROOM DESCRIPTIONS

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**Entrance Porch**

**Entrance Hall**

**Living Room**

14' 8" x 12' 0" max into rec (4.47m x 3.66m)

**Dining Area**

8' 6" x 7' 10" (2.59m x 2.39m)

**Kitchen**

9' 6" x 8' 7" (2.90m x 2.62m)

**Landing**

**Bedroom**

12' 1" x 10' 3" max (3.68m x 3.12m)

**Bedroom**

12' 1" x 10' 4" into rec (3.68m x 3.15m)

**Bedroom**

8' 8" x 8' 0" max (2.64m x 2.44m)

**Family Bathroom**

**External**

**Garage**

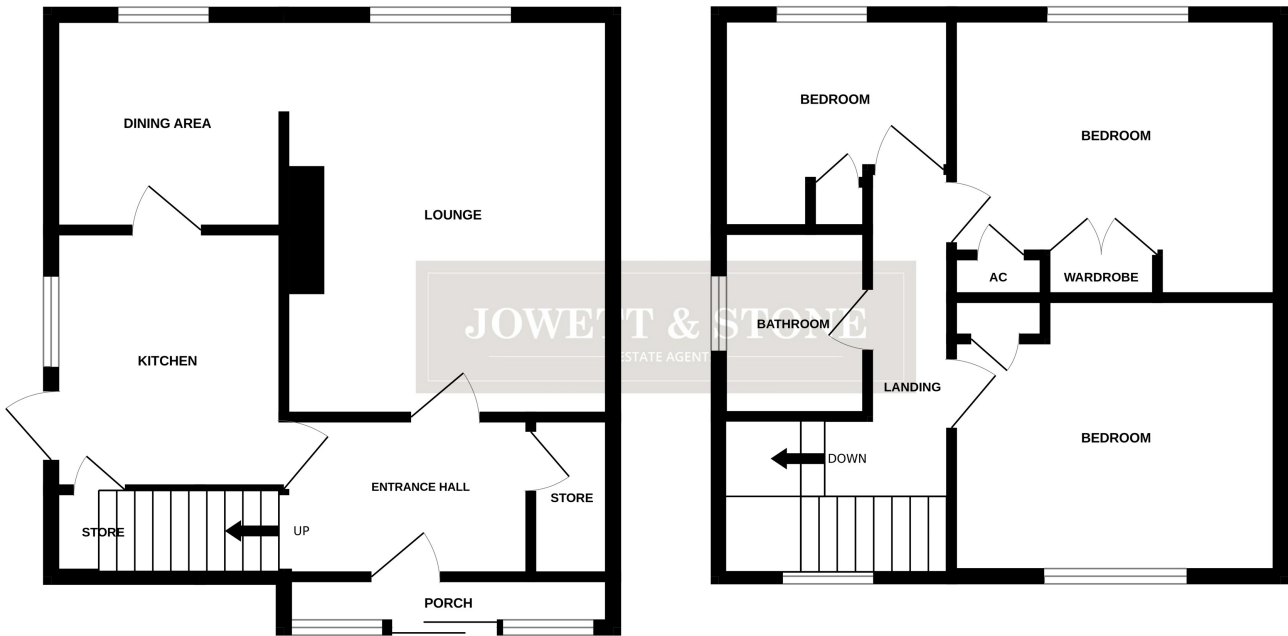
**Rear And Side Garden**



# FLOORPLAN

GROUND FLOOR

1ST 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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