



85 Welford Road, Blaby, Leicester. LE8 4FT

- Extended Three Bedroom Semi Detached Property
- Great Plot And Position In Sought After Location In Blaby
- Entrance Hall, Front Reception Room, Open Dining Kitchen
- Rear Extended Living Room, Utility Area, Cloaks/Wc
- Landing, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Front Driveway Providing Ample Car Standing , Side Gates With Further Parking
- Large Rear Garden, Feature Outdoor Garden Room
- Viewing Essential To Appreciate
- EPC Awaited & Council Tax Band B



PROPERTY DESCRIPTION

Extended three bedroom semi detached property on a great plot and position in this sought after location in Blaby. Close to Bouskell Park and within walking distance of Blaby town centre the property offers spacious accommodation throughout and would make an ideal family home. In brief the accommodation comprises of entrance hall, front reception room, superb open plan dining kitchen with fitted appliances and central island, utility lobby, cloaks/wc. To the rear is an extended living room with side door and double doors leading out to the rear garden. To the first floor the landing has a useful store cupboards and access to the three bedrooms and family bathroom. Externally to the front of the property there is a gravel driveway providing car standing, side gates leading to further parking and a side gate leading to the rear garden. The rear garden is a great size with social decking area, large lawn and fence surround. There is feature garden room with side sliding doors, bar, seating area and also a cloaks/wc. Early viewing is considered essential to appreciate the size, style and location of the property. EPC ratings awaited, Council tax is band B.



ROOM DESCRIPTIONS

Entrance Hall

Front Reception Room

12' 0" into rec x 9' 10" (3.66m x 3.00m)

Open Plan Dining Kitchen

20' 5" max x 13' 5" (6.22m x 4.09m)

Utility Lobby

Cloaks/Wc

Rear Extended Living Room

19' 8" x 9' 7" (5.99m x 2.92m)

Landing

Bedroom

11' 10" into rec x 9' 11" (3.61m x 3.02m)

Bedroom

10' 7" x 9' 11" (3.23m x 3.02m)

Bedroom

10' 6" x 9' 8" max into rec (3.20m x 2.95m)

Family Bathroom

External

Feature Garden Room

20' 5" x 11' 7" max (6.22m x 3.53m)

Rear Garden

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