



Ridley Close, Blaby, Leicester

. LE8 4AW

- Extended Two Bedroom Semi Detached Bungalow
- Entrance Hall, Generous Living Room, Extended Kitchen
- Two Double Bedrooms, Family Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Ample Driveway, Single Sectional Garage
- Rear Garden
- No Onward Chain, Early Viewing Recommended
- EPC Rating D & Council Tax Band C



PROPERTY DESCRIPTION

Extended spacious semi detached bungalow in a cul de sac location in the sought location of Blaby. The bungalow offers good size accommodation throughout and comprises of side entrance door leading to the hallway which gives access to all the principal rooms. To the front there is a good size lounge with dual aspect windows, to the rear is an extended breakfast kitchen area fitted with a range of base and wall units, side access windows and sliding patio doors leading out to the rear garden. There is a good size double bedroom to the front with fitted wardrobes and the bedroom to the rear has been extended out and could be used as an alternative living room, there is a rear window and further sliding patio doors to the side. The bungalow is completed by the family shower room/wc with modern suite and tile flooring. Further benefitting from gas fired central heating system and double glazing. Externally the property has a front lawn area and good size driveway providing ample car standing and giving access to the sectional garage. The rear garden has a lawn, patio area and hedge/fence surround. Offered with no onward chain an early internal viewing comes highly recommended. EPC rating is D, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Lounge

14' 5" x 12' 0" (4.39m x 3.66m)

Breakfast Kitchen

15' 5" x 8' 6" (4.70m x 2.59m)

Bedroom

23' 8" x 8' 11" max red to 8'0" (7.21m x 2.72m)

Bedroom

11' 10" x 10' 10" to front of robes (3.61m x 3.30m)

Family Shower Room/Wc

7' 8" x 6' 0" (2.34m x 1.83m)

External

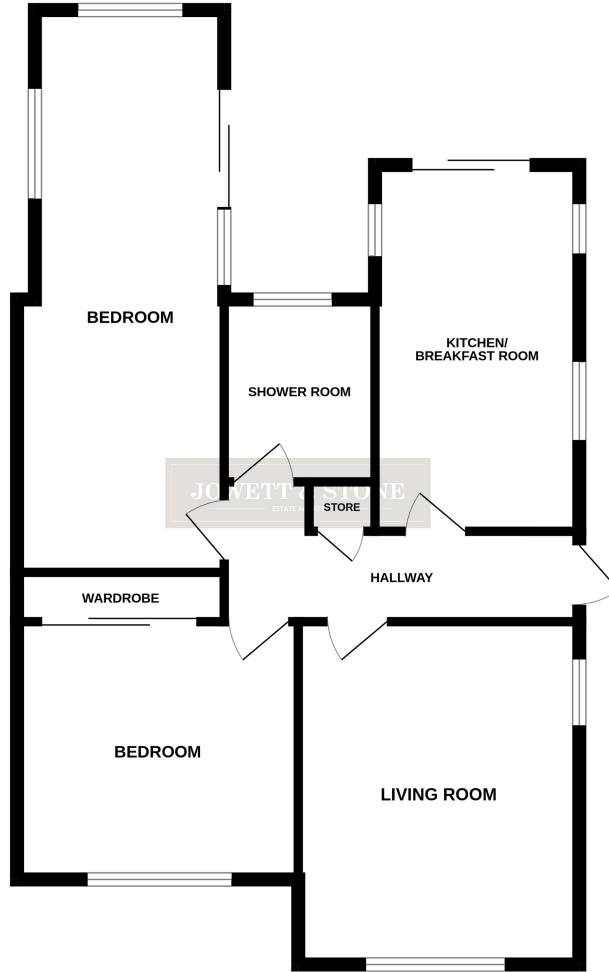
Sectional Garage

17' 9" max x 8' 11" into rec (5.41m x 2.72m)

Rear Garden



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		84
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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