

**SOLD  
STC**



**28 New Street, Blaby, Leicester LE8 4GT**

**SSTC £210,000 - Freehold**



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## PROPERTY DESCRIPTION

Location Location Location ! - This three bed end town house is situated with great access to the local centre with good sized accommodation comprising, lounge, inner hall, kitchen/diner, downstairs bathroom, first floor landing, three good sized bedrooms. The property benefits from gas fired central heating to radiators, majority double glazing with off road parking to the front and private garden to the rear. There is NO CHAIN available so get your early viewing booked!

## POINTS OF INTEREST

- *End Town House*
- *Three Bedrooms*
- *Lounge*
- *Kitchen/Diner*
- *ORP*
- *No Chain*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Door to the front aspect and stairs to first floor landing.

#### Lounge

13' 7" x 12' 5" (4.14m x 3.78m) Double glazed window to the front aspect, door to the front aspect and radiator.

#### Inner Hall

Door to the side aspect

#### Kitchen/Diner

12' 9" x 8' 11" (3.89m x 2.72m) Double glazed window to the rear aspect, being fitted with a range of wall and base units with built in sink/drain, plumbing for washing machine and radiator.

#### Downstairs Bathroom

9' 3" x 6' 4" (2.82m x 1.93m) Double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower, built in airing cupboard and radiator.

### First Floor

#### First Floor Landing

UPVC double glazed window to the side aspect and loft access.

#### Bedroom One

14' 9" x 12' 0" (4.50m x 3.66m) Two UPVC double glazed windows to the front aspect, laminate flooring, fitted wardrobe and radiator.

#### Bedroom Two

12' 9" x 9' 0" (3.89m x 2.74m) UPVC double glazed window to the rear aspect, laminate flooring and radiator.

#### Bedroom Three

9' 4" x 6' 5" (2.84m x 1.96m) UPVC double glazed window to the rear aspect and radiator.

#### Front Garden

To the front of the property there is ample off road parking.

#### Rear Garden

To the rear of the property there are good sized laid to lawn gardens with patio area and side access.

#### Additional Notes:

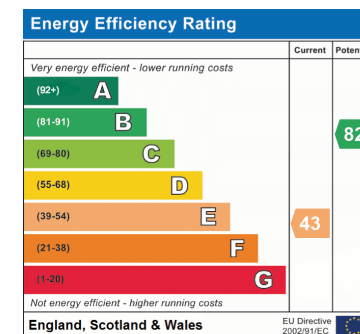
Council tax band B (Blaby District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

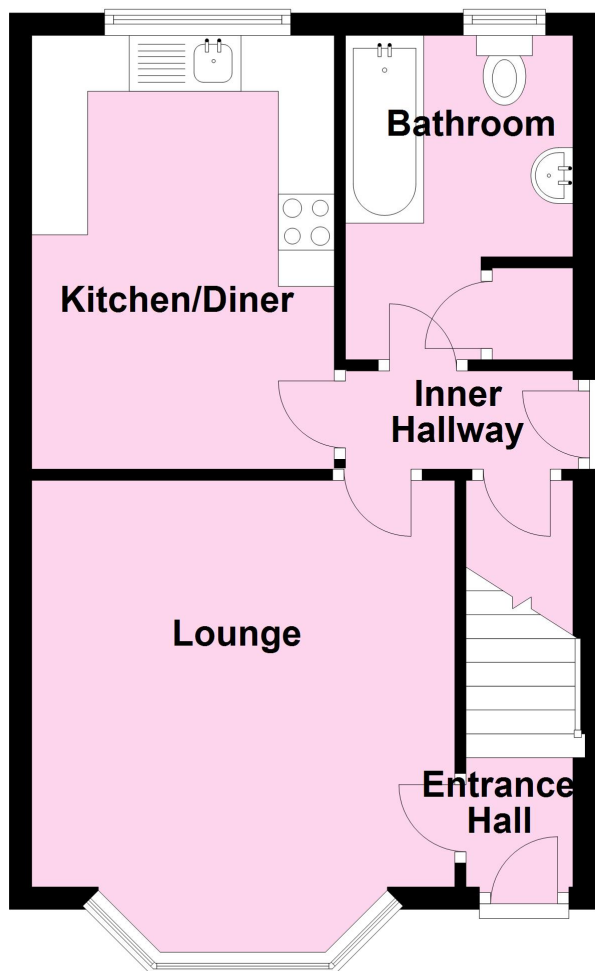
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



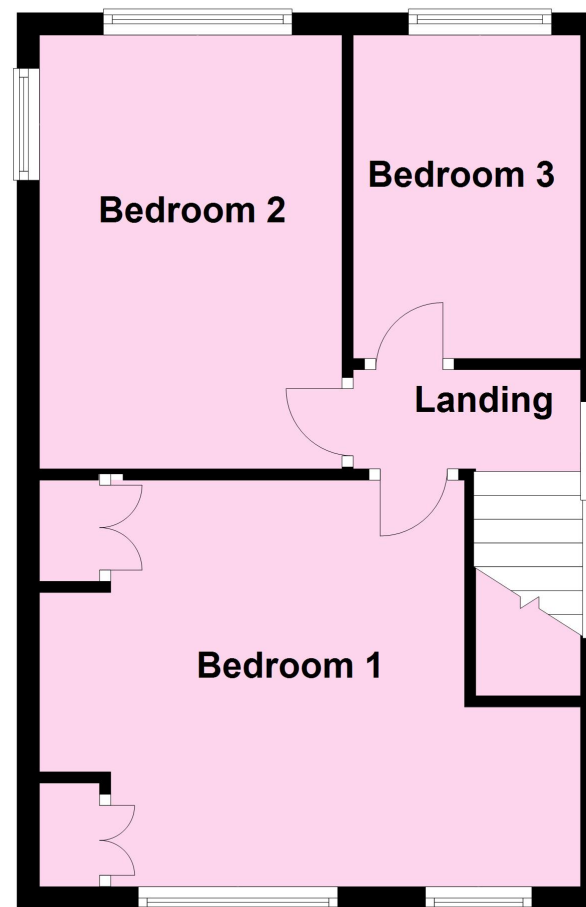
## Ground Floor

Approx. 37.3 sq. metres (401.4 sq. feet)



## First Floor

Approx. 36.9 sq. metres (396.7 sq. feet)



Total area: approx. 74.1 sq. metres (798.1 sq. feet)

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