



50 Cedar Road, Blaby, Leicester. LE8 4AD

- Extended Four Bedroom Jelson Semi Detached Property
- Ent Porch, Ent Hall, Lounge, Dining Area, Kitchen, Conservatory
- Landing , Three Bedrooms, Family Bathroom
- Loft Conversion To Top Floor With Shower Room
- Block Pave Driveway Leading to Good Size Timber Garage
- Rear Garden
- Early Internal Viewing Highly Recommended
- EPC Rating D & Council Tax Band C



PROPERTY DESCRIPTION

Four bedroom extended popular Jelson porthole semi detached property in sought after location. The property makes an ideal family/professional home and an early viewing is highly recommended to avoid disappointment. Comprising of entrance porch, entrance hall, good size front living room, rear dining area with pantry and open access to the fitted kitchen with a range of base and wall units and fitted appliances. Located off the dining area is a rear conservatory/garden room with sliding doors giving access to the rear garden. To the first floor the landing leads to two generous double bedrooms a third single and a family bathroom. There are further stairs of the landing leading to the second floor with a shower room/wc and a well proportioned loft bedroom with rear dormer window and two front velux windows. The property further benefits from double glazing (except porthole) and gas fired central heating. Externally the property has a front gravel area with conifer screening and a block pave driveway with side gates leading through to the rear good size timber garage and the rear garden, which is mainly laid to lawn with a fence surround. Internal viewing will enable you to appreciate the size and flexibility of the accommodation on offer. EPC rating is D, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Lounge

17' 0" x 11' 11" into rec (5.18m x 3.63m)

Dining Area

13' 6" max into bay area x 8' 0" (4.11m x 2.44m)

Kitchen

9' 6" x 9' 1" (2.90m x 2.77m)

Conservatory

17' 2" x 7' 5" max red to 5'2" (5.23m x 2.26m)

Landing

Bedroom

14' 3" x 11' 2" (4.34m x 3.40m)

Bedroom

12' 2" x 12' 1" max into rec (3.71m x 3.68m)

Bedroom

7' 10" x 6' 9" (2.39m x 2.06m)

Family Bathroom

Second Floor

Shower Room/Wc

Loft Bedroom

15' 10" floor space x 14' 10" red to 6'6" part restricted height (4.83m x 4.52m)

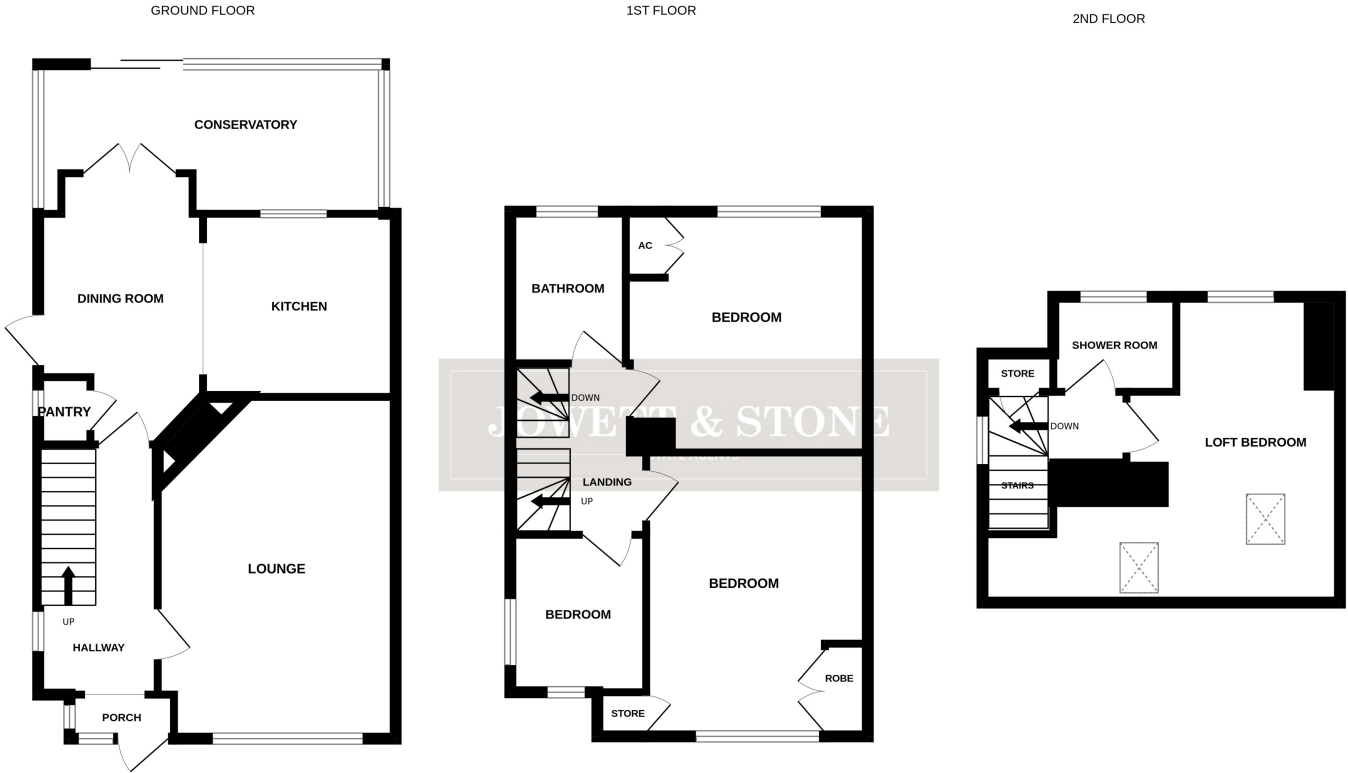
External

Timber Garage

Rear Garden



FLOORPLAN & EPC



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		
(69-80)	C		81
(55-68)	D	68	
(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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