



1 Clark Gardens, Blaby, Leicester. LE8 4FH

- Three Bedroom Detached Bungalow
- Offered With No Onward Chain
- Entrance Area/Study, Inner Hallway, Cloaks/Wc
- Living Room, Kitchen
- Three Bedrooms, Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing, Single Garage
- Enclosed Rear Garden
- Viewing Recommended
- EPC Rating D & Council Tax Band D



PROPERTY DESCRIPTION

Three bedroom detached bungalow located in this highly sought after cul de sac within walking distance to Blaby town centre. Offered with no onward chain and having recently been redecorated and carpeted throughout. The property offers a flexible layout and comprises of a good size entrance area which could easily double as a study area, cloaks/wc, inner hallway, rear kitchen with a range of base and wall units and a rear door leading out to the garden. The good size living room has an electric fire with surround and sliding patio door looking out onto the rear garden. There are two double bedrooms with fitted bedroom furniture and further single bedroom. The shower room is fitted with a shower cubicle and white suite. The property further benefits from gas fired central heating system and double glazing. Externally the property sits on an enviable corner plot position with a side driveway providing ample car standing and leading to the detached single garage to the rear. The rear private garden has been designed for ease of maintenance with good size patio, lawn area with border and fence/wall surround. Viewing comes highly recommended. EPC rating is D and Council tax is D.



ROOM DESCRIPTIONS

Entrance Area

11' 2" max x 6' 4" (3.40m x 1.93m)

Cloaks/Wc

Living Room

13' 5" max x 13' 1" red to 9'8" (4.09m x 3.99m)

Kitchen

13' 1" x 8' 1" (3.99m x 2.46m)

Bedroom

12' 10" plus rec x 8' 8" (3.91m x 2.64m)

Bedroom

11' 3" to back robe plus ent x 8' 8" (3.43m x 2.64m)

Bedroom

8' 5" x 7' 3" (2.57m x 2.21m)

Shower Room/Wc

External

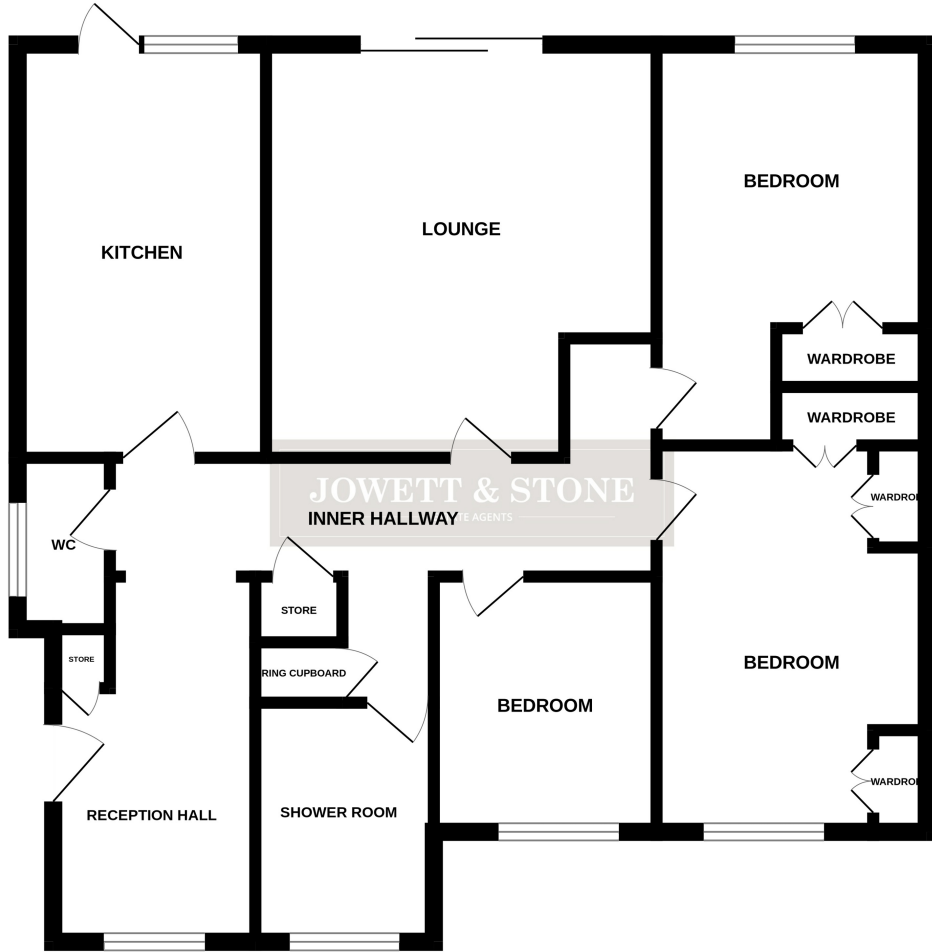
Garage

16' 4" x 8' 6" into rec (4.98m x 2.59m)

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		86
(69-80)	C		
(55-68)	D	66	
(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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