



2 The Close, Blaby, Leicester. LE8 4GX

- Three Bedroom Semi Detached Family Home
- Private Road Position
- Great Location Close to Blaby village centre
- Ent Hall, Lounge/Diner, Kitchen
- Landing , Three Bedrooms, Shower Room/WC
- Off Road Parking & Large Garage
- Early Internal Viewing Highly Recommended
- Gas Fired Central Heating System & Double Glazing
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Three bedroom property in a great plot position just a short walk from Blaby town centre. An ideal family home, this well presented semi offers spacious accommodation throughout, has a great frontage providing ample parking, large garage and rear garden. In brief the property comprises of large entrance hall, lounge/diner, recently refitted kitchen which is fitted with a range of grey shaker style wall and base units, butcher block worktop and integrated dishwasher, oven, hob and extractor. The kitchen is light and airy with doors leading into the garage as well as out into the garden. Upstairs you have the landing, three bedrooms and shower/wet room. Outside there is off road parking for several vehicles along with the 28ft long garage and side access into the rear garden. The garden is mainly laid to lawn with patio area, decked area which is great for alfresco dining, slated borders and fence surround. Viewing is highly recommended. EPC rated C and Council tax band B.

****Vendor has advised that there was an insurance claim for flood damage in January 2025****



ROOM DESCRIPTIONS

Ent Hall

Lounge Diner

11' 0 max " x 17' 2" into bay (3.35m x 5.23m)

Kitchen

17' 2" x 10' 5" max (5.23m x 3.17m)

Landing

Bedroom

14' 00" into bay x 11' 00" max (3.35m x 4.27m)

Bedroom

12' 5" max x 11' 0" max (3.78m x 3.35m)

Bedroom

8' 2" x 5' 11" (2.49m x 1.80m)

Wetroom/WC

External

Garage

28' 11" x 10' 8" (8.81m x 3.25m)

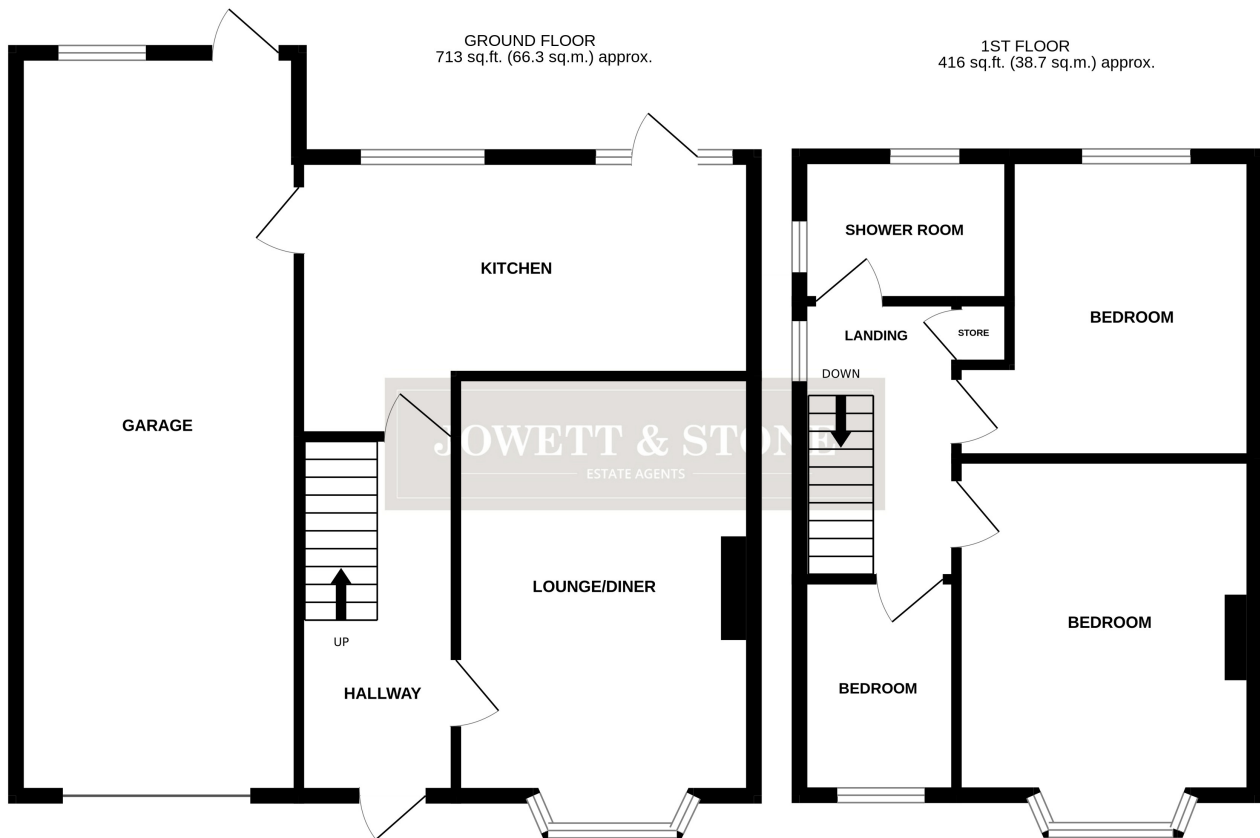
Driveway

Rear Garden



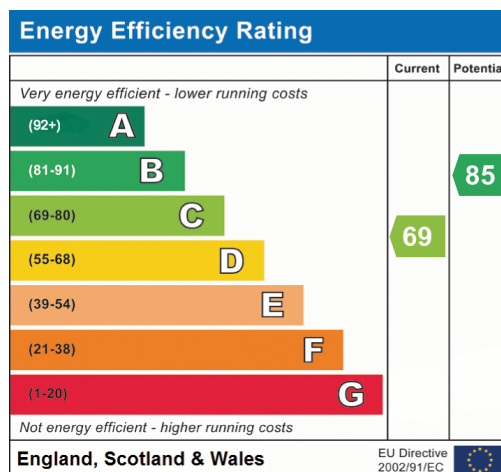
FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 sq.m.) approx.

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.
Made with Metropix ©2025



Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk