



## 28 Saville Road, Blaby, Leicester. LE8 4HQ

- Three Bedroom Semi Detached Property
- Sought After Location In Blaby
- Offered With No Onward Chain
- Entrance Hall, Living Room, Dining Room, Kitchen
- Landing , Three Bedrooms, Family Bathroom
- Gravel Driveway, Garage To Rear, Rear Garden
- Viewing Recommended
- EPC Rating D & Council Tax Band C





## PROPERTY DESCRIPTION

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Three bedroom semi detached offered with no onward and located in this sought after road location in Blaby. The property would make an ideal family or first time buy and comprises of entrance hall with cloaks cupboard. To the front is the good size living room with front bay window and flame effect gas fire with surround. There is open access to the dining room with double doors with side shutters leading out to the rear garden area. The ground floor is completed by the kitchen which is fitted with a range of base and wall units, oven/hob and extractor, tile flooring with underfloor heating, side access door. To the first floor the landing gives access to two double bedrooms both with fitted storage and a further single bedroom. There is a family bathroom with suite and separate shower cubicle. The property further benefits from gas fired central heating system (recently replaced boiler) and double glazing. Externally to the front is a small lawn area with border and picket fencing, a useful gravel driveway providing car standing and side gates leading to the rear sectional garage. The rear garden is mainly laid to lawn with decking area and fence surround. Viewing comes recommended. EPC rating is D and Council tax band C.



## ROOM DESCRIPTIONS

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### Entrance Hall

### Living Room

16' 1" max into bay x 11' 0" (4.90m x 3.35m)

### Dining Room

9' 2" x 8' 9" (2.79m x 2.67m)

### Kitchen

10' 10" x 8' 2" max (3.30m x 2.49m)

### Landing

### Bedroom

12' 3" max to back of robes x 11' 1" (3.73m x 3.38m)

### Bedroom

11' 3" max x 9' 11" (3.43m x 3.02m)

### Bedroom

8' 0" x 7' 2" (2.44m x 2.18m)

### Family Bathroom

7' 2" x 5' 11" (2.18m x 1.80m)

### External

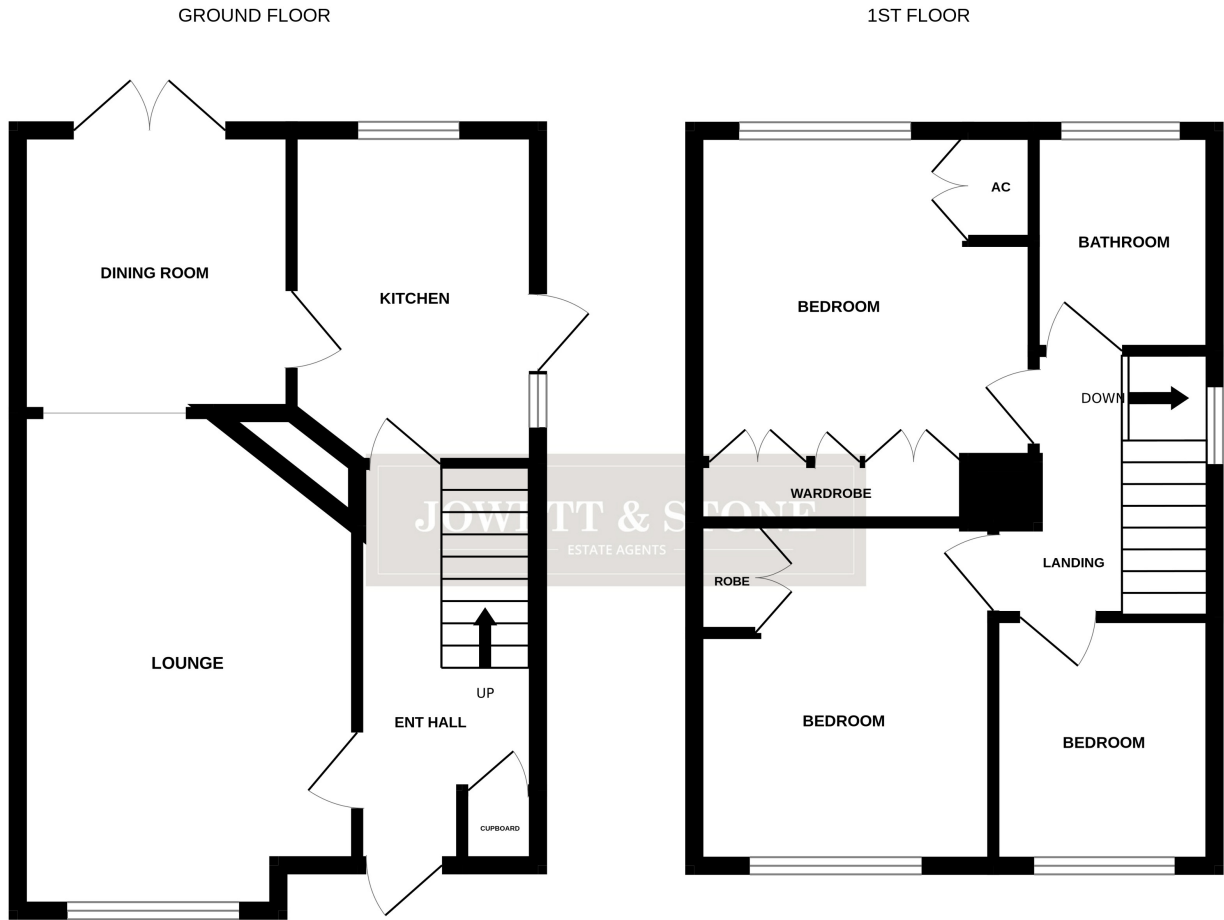
### Rear Sectional Garage

18' 3" x 9' 1" (5.56m x 2.77m)

### 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>62</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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