



Hall Farm Close, Blaby, Leicester. LE8 4GG

- Superb Executive Detached Family Home
- Located In A Small Exclusive Gated Development In Old Blaby
- Impressive Entrance Hall, Cloaks/Wc, 21ft Lounge
- High End Living Kitchen With Utility Lobby And Open Plan Living Area
- Large Landing Leading To Four Double Bedrooms, Two En Suites & Family Bathroom
- Driveway, Double Garage, Rear Garden
- EPC Rating B & Council Tax Band F
- Early Viewing Essential To Appreciate The Size, Style And Layout Of This Lovely Home



PROPERTY DESCRIPTION

Superb executive detached property located in a small exclusive gated development of just six properties on the edge of Old Blaby. Offering spacious accommodation throughout the property makes an ideal family home in a private sought after location. Approached via electric gates leading to the communal courtyard the property is located straight ahead and further benefits from a good size driveway to the side leading to the double garage. The impressive entrance hall is a good size with stairs leading to the first floor, store cupboard and cloaks/wc. There is zoned underfloor heating which extends throughout the ground floor. Located to the right of the hallway is the generous 21ft lounge which whilst large creates a welcoming space with double doors leading out to the rear garden. A real feature of the property is the living kitchen which is stunning in both looks and design with integrated appliances, central island, feature worktops along with a plethora of base and wall storage units. There are dual aspect windows to the front and side and a useful utility lobby with side access door. There is an open plan flow from the kitchen leading through the dining area and into the rear living area with rear bi fold doors again leading out to the rear. To the first floor the central landing sweeps around and along with a useful store, airing cupboard and front window gives access to the four double bedrooms and the family bathroom with feature bath, sink, wc and separate shower cubicle. There are also a further two en suite shower rooms/wc to the master and guest bedroom. Externally to the rear is a south facing garden with feature patio, large social decking and space for hot tub along with a fence surround. The side double garage has two up/over doors. Rarely do modern executives properties in this location and of this nature come to the market. An internal viewing is considered essential to appreciate the size, style of layout. EPC rating is grade B and Council Tax is band F.



ROOM DESCRIPTIONS

Entrance Hall

12' 9" x 12' 2" (3.89m x 3.71m)

Cloaks/Wc

Lounge

21' 11" x 13' 4" (6.68m x 4.06m)

Kitchen/Diner

21' 11" max x 17' 5" (6.68m x 5.31m)

Utility Lobby

6' 2" x 5' 11" (1.88m x 1.80m)

Open Plan Living Area

13' 3" x 12' 11" (4.04m x 3.94m)

Landing

Master Bedroom

14' 8" x 12' 5" extending to 17'6" (4.47m x 3.78m)

En Suite Shower Room/Wc

Bedroom

12' 11" x 9' 3" (3.94m x 2.82m)

En Suite Shower Room/Wc

Bedroom

13' 2" x 11' 2" into rec (4.01m x 3.40m)

Bedroom

10' 4" x 9' 6" (3.15m x 2.90m)

Family Bathroom

11' 2" x 6' 9" (3.40m x 2.06m)

External

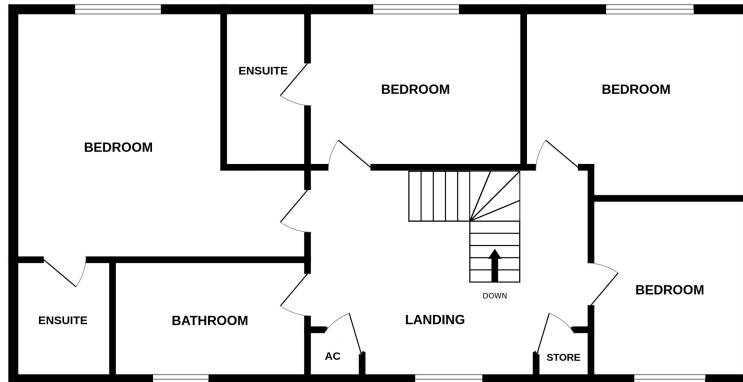
Double Garage

19' 6" x 17' 9" max (5.94m x 5.41m)

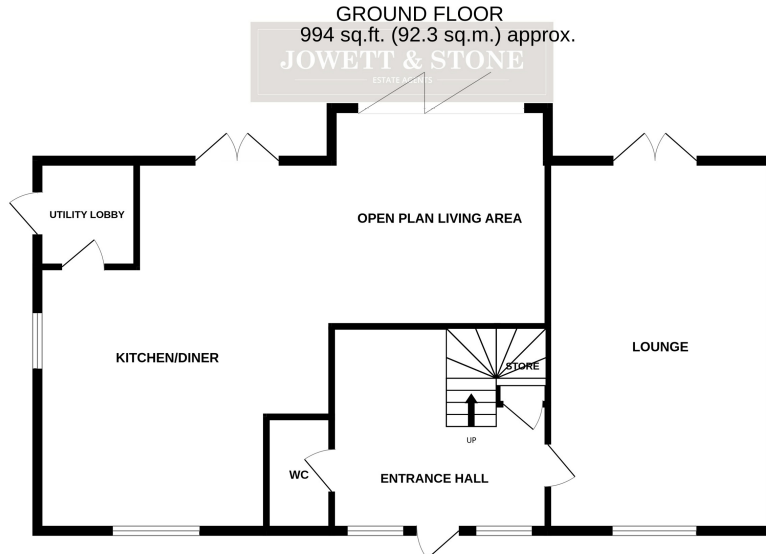
Back Garden



1ST FLOOR
954 sq.ft. (88.6 sq.m.) approx.



GROUND FLOOR
994 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA: 1948 sq.ft. (181.0 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		93
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(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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