



22 Northfield Road, Blaby, Leicester. LE8 4GU

- Superb Period Detached Property Located In Old Blaby
- Ent Hall, Two Front Reception Rooms, Rear Reception Room
- Kitchen, Garden Room, Downstairs Shower Room
- Landing, Four Double Bedrooms, Family Bathroom
- Driveway, Larger Than Average Garage
- Attractive Enclosed Rear Garden Area
- Internal Viewing Essential To Appreciate Size, Style And Layout
- EPC Rating D & Council Tax Band F



PROPERTY DESCRIPTION

Superb period detached property located in the sought after location of Old Blaby. With an abundance of period features and spacious accommodation throughout an early internal viewing is highly recommended to appreciate. The property briefly comprises of side entrance door giving access to the good size entrance hall with feature tiled flooring. There are two generous reception rooms to the front both having bay windows, one used as a lounge and the second as a dining room, ground floor shower room/wc, rear kitchen with entrance area and open access to the rear living reception with side window. A rear door leads into the garden room with side and rear access doors and access to the rear garden store. To the first floor the landing gives access to two generous double bedrooms to the front and two further double bedrooms to the rear along with a family bathroom. The property sits in a great location within walking distance to Blaby town centre. Externally there is a side driveway providing off road parking and giving access to the larger than average garage. To the rear is an attractive well designed enclosed garden area with steps leading upto patio area, wall surround and mature borders. Viewing essential to appreciate the size, style and layout of what is a lovely family home. EPC rating D, Council tax is band F.



ROOM DESCRIPTIONS

Entrance Hall

20' 0" x 5' 11" (6.10m x 1.80m)

Front Lounge

14' 7" into rec x 11' 10" plus bay (4.45m x 3.61m)

Front Dining Room

13' 5" into rec x 11' 11" plus bay (4.09m x 3.63m)

Downstairs Shower Room/Wc

8' 0" x 6' 0" (2.44m x 1.83m)

Rear Living Room

13' 11" x 12' 1" into rec (4.24m x 3.68m)

Kitchen

12' 1" x 10' 5" plus ent (3.68m x 3.17m)

Garden Room

29' 5" x 7' 5" (8.97m x 2.26m)

Store

14' 6" x 5' 3" (4.42m x 1.60m)

Landing

20' 0" x 5' 11" (6.10m x 1.80m)

Bedroom

14' 7" into rec x 11' 11" (4.45m x 3.63m)

Bedroom

13' 6" into rec x 12' 0" (4.11m x 3.66m)

Bedroom

14' 0" x 12' 0" into rec (4.27m x 3.66m)

Bedroom

12' 11" into ent x 10' 8" to front of robe (3.94m x 3.25m)

Family Bathroom/Wc

8' 10" x 8' 0" (2.69m x 2.44m)

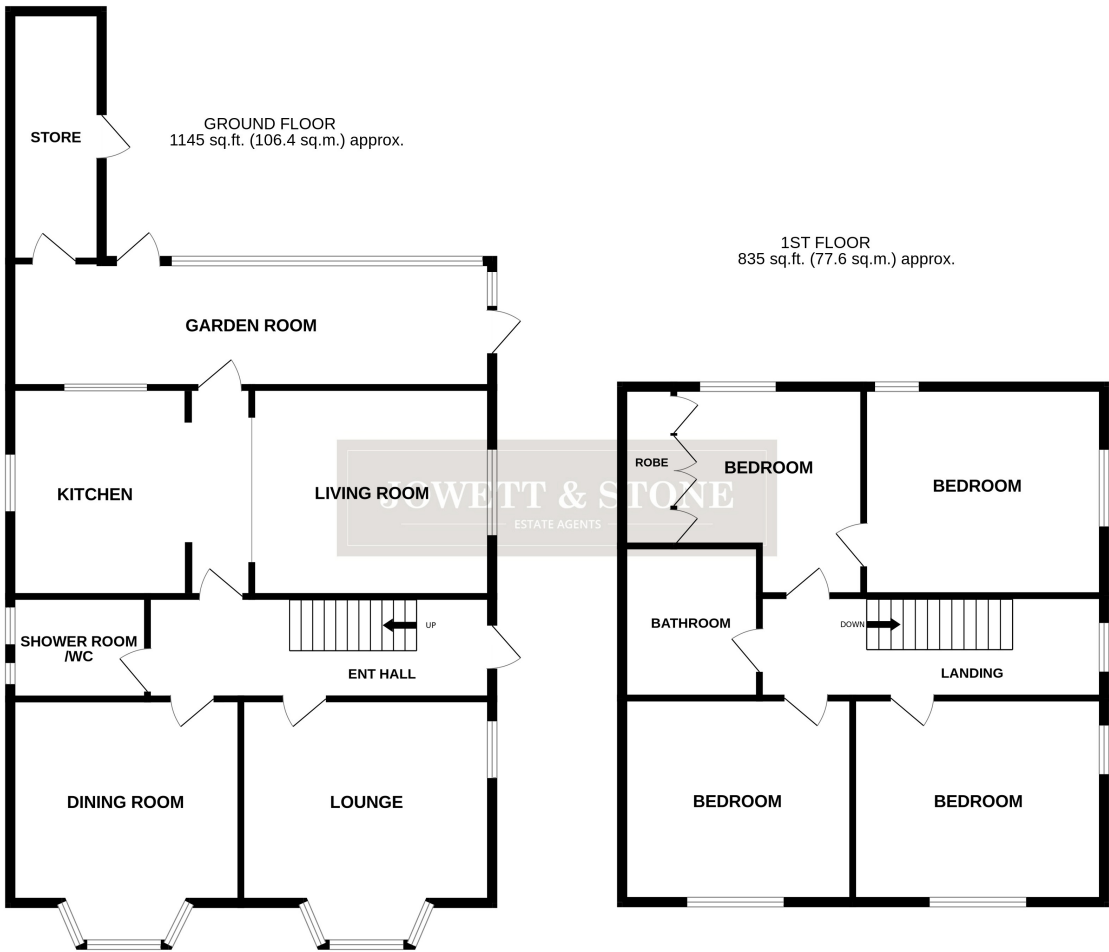
External

Garage

24' 2" x 7' 10" (7.37m x 2.39m)

Rear Garden

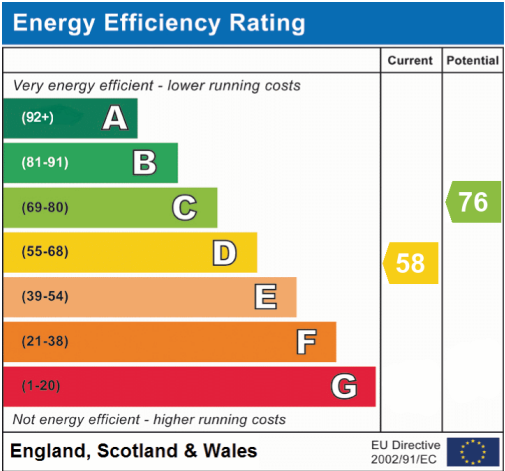




TOTAL FLOOR AREA : 1981 sq.ft. (184.0 sq.m.) approx.

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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