



1 Ridley Close, Blaby, Leicester. LE8 4AW

- Well Presented Three Bedroom Semi Detached
- Ideal Family Home In This Sought After Location In Blaby
- Ent Hall, Lounge, Kitchen/Diner & Conservatory
- Landing, Three Bedrooms, Shower Room/ Separate WC
- Gas Fired Central Heating System & Double Glazing
- Driveway And Good Size Single Garage/Store
- Rear Garden With Raised Seating Area
- Early Viewing Highly Recommended
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Superb property in this sought after location in Blaby. An ideal family home this well presented semi offers spacious accommodation throughout and has a great frontage providing ample parking and a garage. In brief the property comprises of an entrance hall, front lounge with gas fire and surround. The rear dining area and kitchen have been opened up to create a great family living space, fitted with an abundance of storage options, wall and base units and range style oven. The space has sliding doors to the conservatory which has underfloor heating and double doors leading out to the rear garden. To the first floor the landing leads to the two double bedrooms and a further single bedroom. There is also a modern family shower room and separate WC. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property there is a large shingle driveway providing ample car standing, gated access through to the garden & garage. The rear garden is mainly laid to lawn with raised seating area and fence surround, there is also a garage with store room to the rear. EPC rating C & Council tax band C. Early viewing comes highly recommended.



ROOM DESCRIPTIONS

Ent Hall

Lounge

12' 11" x 12' 11" max (3.94m x 3.94m)

Kitchen/Diner

20' 10" max x 9' 5" max (6.35m x 2.87m)

Conservatory

14' 0" max x 8' 6" max (4.27m x 2.59m)

Landing

Bedroom

11' 11" x 11' 8" (3.63m x 2.72m)

Bedroom

11' 10" x 8' 11" (3.61m x 2.72m)

Bedroom

8' 8" max x 8' 8" max (2.64m x 2.64m)

Shower Room

Separate WC

External

Driveway

Garage

Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 941 sq.ft. (87.4 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		
(81-91)	B		
(69-80)	C	69	76
(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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