



# 14 Salisbury Close, Blaby, Leicester. LE8 4BA

- Extended 4/5 Bedroom Detached Home
- Cul De Sac Location
- Lounge, Dining Room open to Garden Room
- Study/Bedroom Five
- Extended Kitchen
- Utility Room & Downstairs WC
- Family Bathroom & Separate Shower Room
- Attractive Enclosed Rear Garden Area
- Block Pave Driveway and Garage
- Viewing Highly Recommended
- EPC Rating C & Council Tax Band D





## PROPERTY DESCRIPTION

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An immaculately presented and well maintained four/five bedroom detached home nestled in a fabulous position at the top of a cul de sac located just off the popular Southway in Blaby. The property has been extended to create a wonderful family home and viewing is highly recommended to appreciate the accommodation on offer. Approached via a block paved driveway which leads to the garage, the front porch leads into the welcoming entrance hall with cloaks cupboard and stairs to the first floor. The lounge has a walk in bay and feature fireplace making it a perfect room to relax in. The dining room is open to the garden room with french doors to the garden giving the option of a second lounge whilst the kitchen has also been extended and is fitted with a range of attractive wall and base units, integrated dishwasher, oven, microwave and induction hob and breakfast bar. The utility is a good size and is also fitted with base and wall units and gives access to the downstairs wc and also to the rear garden. Upstairs the landing leads to four/five bedrooms (one of which is perfect as a study for anyone needing to work from home), two of which also benefit from fitted furniture. There is a family bathroom with white suite and a handy separate shower room. Outside there is an attractive enclosed garden with shed, lawn and shrub borders. EPC Rating C and Council Tax Band D.



## ROOM DESCRIPTIONS

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### Entrance Porch

### Entrance Hall

### Lounge

12' 1" x 14' 4" plus bay (3.68m x 4.37m)

### Dining Room

10' 0" x 9' 2" (3.05m x 2.79m)

### Garden Room

10' 0" x 6' 6" (3.05m x 1.98m)

### Kitchen

8' 2" x 16' 11" (2.49m x 5.16m)

### Utility Room

6' 7" max x 15' 0" max (2.01m x 4.57m)

### Downstairs WC

### Landing

### Bedroom

12' 2" max x 11' 9" (3.71m x 3.58m)

### Bedroom

8' 1" to front of robes x 11' 9" (2.46m x 3.58m)

### Bedroom

6' 6" x 11' 4" (1.98m x 3.45m)

### Bedroom

6' 6" x 10' 6" (1.98m x 3.20m)

### Bedroom

7' 0" x 7' 3" (2.13m x 2.21m)

### Shower Room

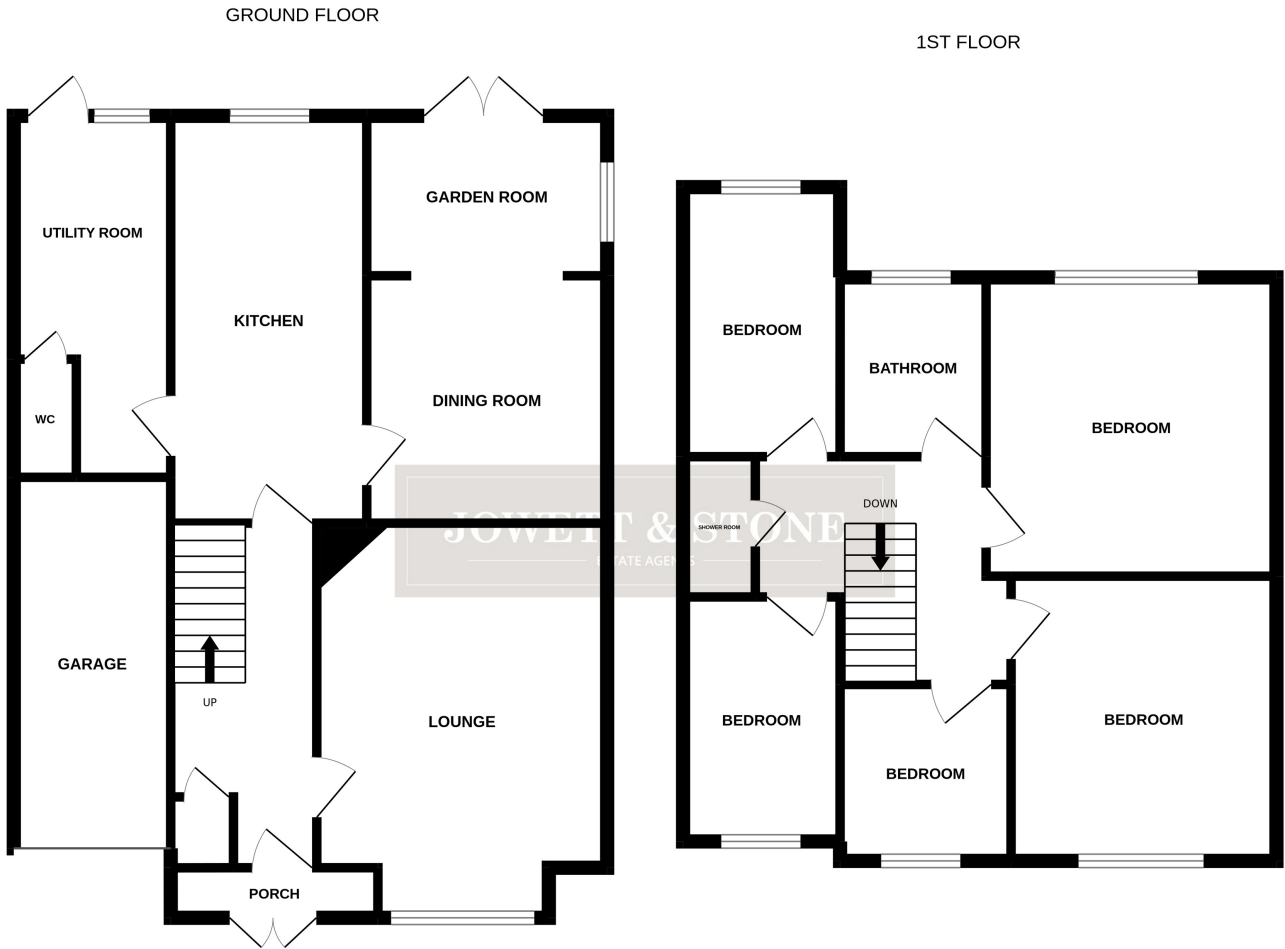
### Family Bathroom

5' 11" x 6' 10" (1.80m x 2.08m)





# 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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		83
(69-80)	<b>C</b>	72	
(55-68)	<b>D</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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