



77 Saville Road, Blaby, Leicester. LE8 4HE

- Spacious Modern Three Bedroom Detached Property
- Sought After Location In Blaby
- Entrance Hall, Cloaks/Wc, Front Living Room
- Rear 17ft Dining Kitchen, Utility Lobby
- Landing , Three Bedrooms, Family Bathroom
- En Suite Shower/Wc to Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Corner Plot Position, Rear Garden, Good Size Detached Garage
- EPC Rating B & Council Tax Band C



PROPERTY DESCRIPTION

Spacious modern three bedroom detached property located in this sought after location in Blaby. Well presented and offering good size accommodation throughout an early internal viewing is highly recommended to appreciate this lovely home. The property comprises of a welcome entrance hall with stairs leading to the floor and cloaks/wc. To the front of the property is a 17ft living room with side window and front bay. To the rear is a equally generous dining kitchen fitted with a range of modern base and wall units, integrated appliances, rear and side elevation windows as well as double doors leading out to the rear garden, there is also a useful utility/lobby giving access to the side driveway. To the first floor the landing leads to the three good size bedrooms and a family bathroom. The master bedroom further benefits from an en suite shower room/wc. The property has had some impressive additional features from new including Karndean feature flooring, feature doors and shutters to the majority of windows, it further benefits from gas fired central heating and double glazing. Externally the property sits on a corner plot position with small lawn area wrapping around the front. There is a side block driveway providing car standing and giving access to the larger than average single garage with up/over door and access door to the garden. The rear garden has a social patio area, lawn and fence surround. EPC rating is B, Council tax band C.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Living Room

17' 3" x 10' 1" plus bay (5.26m x 3.07m)

Dining Kitchen

17' 3" x 9' 0" (5.26m x 2.74m)

Utility Lobby

6' 9" x 5' 4" (2.06m x 1.63m)

Landing

Bedroom

12' 6" max into ent x 9' 6" (3.81m x 2.90m)

En Suite Shower Room/Wc

Bedroom

10' 9" x 10' 1" (3.28m x 3.07m)

Bedroom

9' 3" x 7' 5" (2.82m x 2.26m)

Family Bathroom

External

Garage

19' 8" x 11' 1" into rec (5.99m x 3.38m)

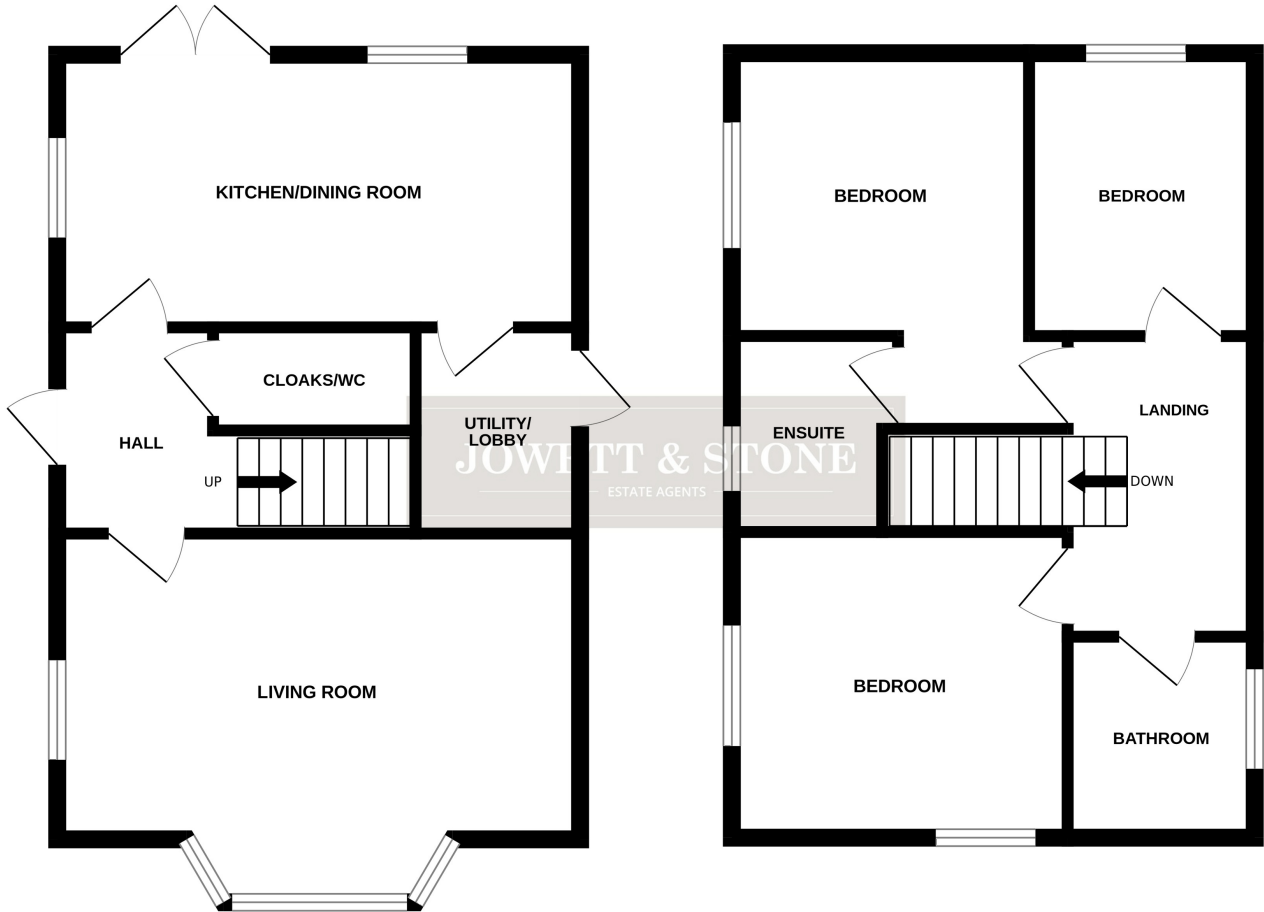
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
462 sq.ft. (42.9 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 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		94
(81-91)	B	83	
(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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