

FOR SALE

£330,000 Freehold



## Winchester Road, Blaby, Leicester. LE8 4HL

- Three Bedroom Detached Property
- Ent Porch Ent Hall Front Reception Room
- Dining Area Leading to Garden Room Kitchen
- Great Garage Conversion Creating Additional Reception And Study
- Landing Three Bedrooms Family Bathroom
- Gas Fired Central Heating System
- Driveway, Rear Garden
- Viewing Highly Recommended
- EPC Awaited & Council Tax Band C





## PROPERTY DESCRIPTION

Three bedroom detached home in sought after location. An ideal family or professional home the property has had a side garage conversion to create an additional reception room, wc and rear study and offers spacious accommodation. In brief the property comprises of entrance porch, entrance hall, front reception room with bay window and access to the dining area. Located off the dining area to the rear is a useful garden/playroom with velux style window and side door leading to the garden. The kitchen has been refitted and benefits from a range of base and wall units , integrated appliances, pantry and side access door leading to the large oversize garage area. The side garage conversion is a good size and would also make an ideal playroom, there is a wc and plumbing for appliance and also a rear study with dual aspect windows over looking the rear garden area. To the first floor the landing gives access to the three bedrooms and a refitted bathroom with feature bath, sink, wc and separate shower cubicle. The property further benefits from gas fired central heating system and double glazing. Externally the property has a front gravel display area, block pave drive providing car standing and side door giving access to the garage conversion. The rear garden is mainly laid to lawn with gravel patio area and fence surround. Viewing comes recommended to appreciate. EPC ratings awaited, council tax is band C.





## ROOM DESCRIPTIONS

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### Entrance Porch

### Entrance Hall

### Living Room

12' 2" max x 14' 2" plus bay area (3.71m x 4.32m)

### Dining Area

9' 11" x 9' 0" (3.02m x 2.74m)

### Garden/Playroom

8' 4" x 7' 6" (2.54m x 2.29m)

### Kitchen

8' 1" x 11' 4" max (2.46m x 3.45m)

### Playroom/Reception

21' 8" x 10' 0" max red to 6'10" (6.60m x 3.05m)

### Wc

### Study

11' 8" x 6' 10" (3.56m x 2.08m)

### Landing

### Bedroom

10' 9" x 11' 4" plus rec (3.28m x 3.45m)

### Bedroom

9'4" plus ent area x 10' 2" plus rec (3.76m x 3.10m)

### Bedroom

7' 5" x 7' 11" (2.26m x 2.41m)

### Family Bathroom

8' 9" x 6' 7" into rec (2.67m x 2.01m)

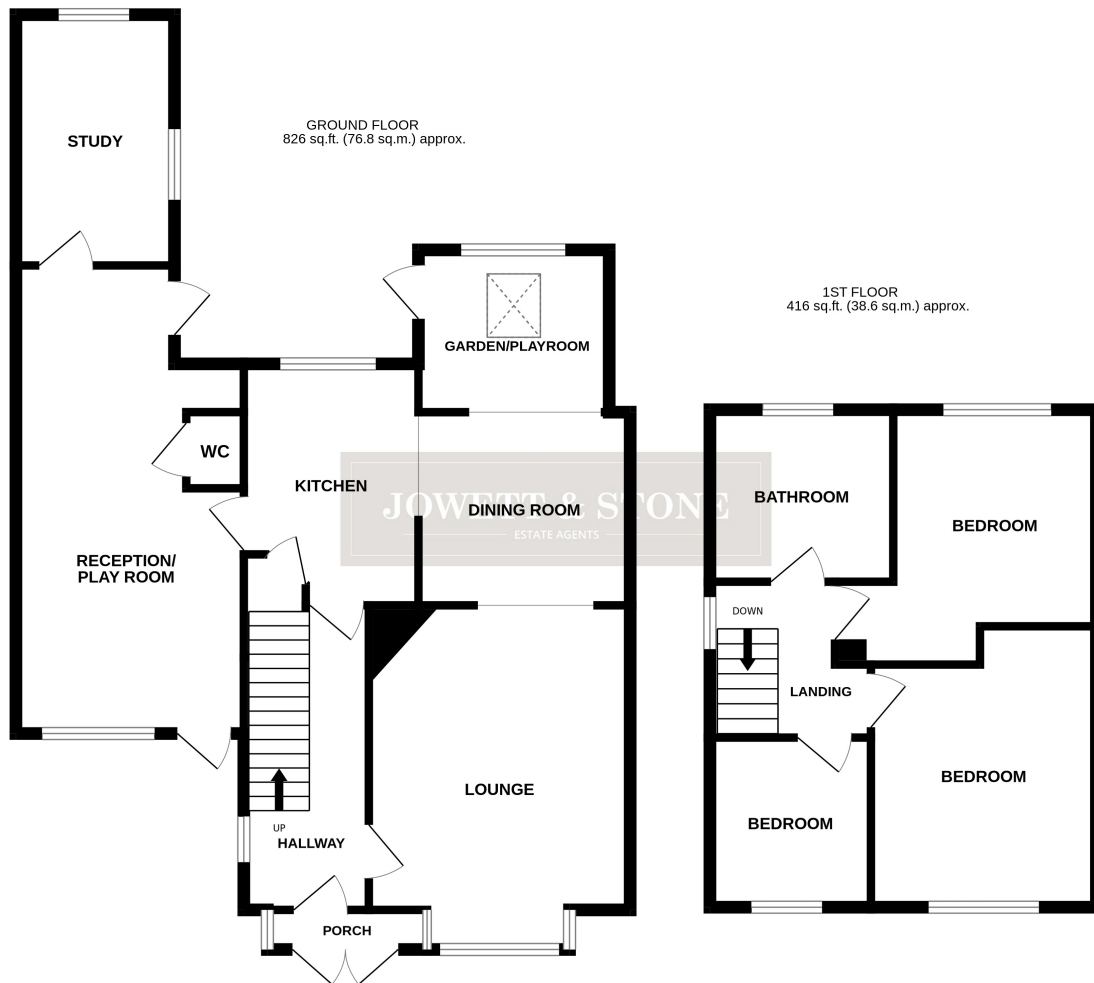
### External

### Rear Garden



# FLOORPLAN

JOWETT & STONE  
ESTATE AGENTS



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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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