



79 Sycamore Street, Blaby, Leicester. LE8 4FL

- Superb End Character Cottage
- Located Within Walking distance To Blaby Town Centre And Opposite Bouskell Park
- Ideal First Time Or Professional Purchase
- Two Good Size Reception Rooms, Rear Fitted Kitchen
- Utility Lobby, Ground Floor Family Shower Room/Wc
- Landing, Two Generous Double Bedrooms
- Gas Fired Central Heating System, Majority Double Glazing
- Rear Courtyard Garden
- Viewing Essential To Appreciate Style And Layout Of Accommodation
- EPC Rating E & Council Tax Band A



PROPERTY DESCRIPTION

Superb character end cottage offering well presented accommodation throughout and located within walking distance to Blaby town centre and opposite Bouskell Park, an ideal professional or first time buyer, early viewing is highly recommended to appreciate this lovely home. In brief the property comprises of a welcoming light and airy reception room with front window and two side stained glass windows, stairs to the first floor and useful understairs store. The second reception room is again a good size and currently used as a dining room but could easily serve as a home office or downstairs bedroom. To the rear of the property is a fitted kitchen overlooking the rear courtyard, with base and wall units, oven/hob and integrated dishwasher, there is an side external access door and also access to the utility room which in turn leads to the downstairs family shower room/wc with two side windows and a refitted suite including walk in shower. To the first floor are two generous size double bedrooms both with front elevation windows. Externally to the rear of the property there is a courtyard garden area opened up from a former garage which has a side access roller door and a brick store. Internal viewing is essential to appreciate the style and layout. EPC rating is E and Council tax is band A.



ROOM DESCRIPTIONS

Living Room

14' 5" maximum downstairs x 12' 0" (4.39m x 3.66m)

Dining Room

14' 1" x 10' 0" (4.29m x 3.05m)

Kitchen

11' 0" max x 7' 6" (3.35m x 2.29m)

Utility Room

5' 6" x 4' 11" (1.68m x 1.50m)

Ground Floor Shower Room/Wc

7' 3" x 4' 10" approx (2.21m x 1.47m)

Landing

Bedroom

14' 6" x 10' 1" into rec (4.42m x 3.07m)

Bedroom

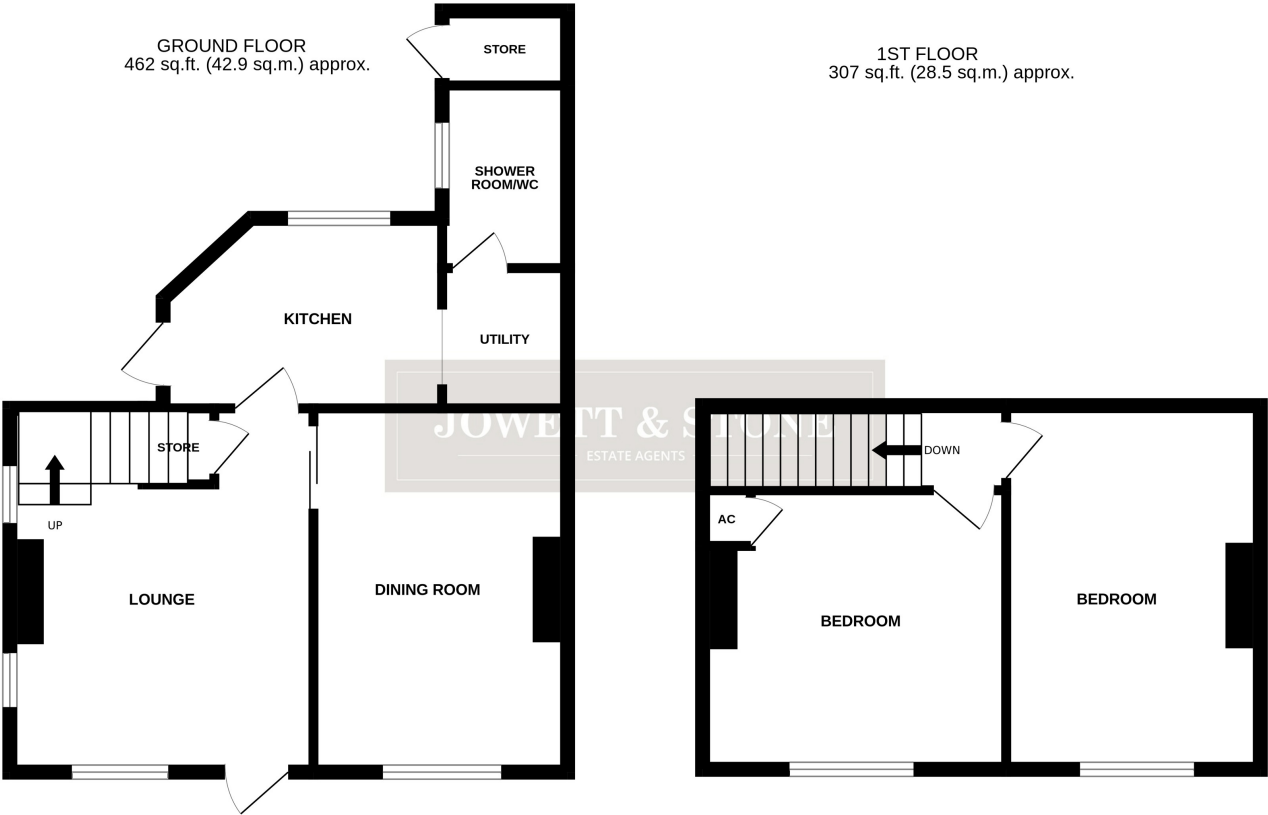
12' 1" into rec x 10' 11" (3.68m x 3.33m)

External

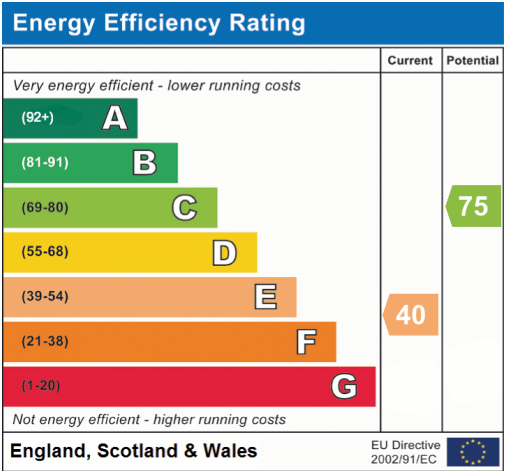
Rear Courtyard



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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