



30 Auburn Road, Blaby, Leicester. LE8 4DA

- Stunning Individual Detached Family Home
- Ideally Located A Short Distance To Blaby Town Centre
- Ent Hall, Front Living Room, Study, Cloaks/Wc
- Rear Living Room, Feature Dining Kitchen To Rear
- Landing, Four Generous Bedrooms, Family Bathroom
- Two En Suite Bathroom/Shower Rooms
- Underfloor Heating, Double Glazing
- Driveway Providing Ample Car Standing , Detached Rear Garage, Utility/Wc
- Good Size Attractive Rear Garden Area, Viewing Essential To Appreciate
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Stunning individual extended detached family home located a short distance from Blaby town centre. Viewing is an absolute must to appreciate all this tastefully decorated and stylish detached home has to offer. With just under 2,000 sq ft of living space the property offers spacious accommodation throughout and briefly comprises of a large 38ft entrance hall with feature tile flooring and four side elevation windows, there is a cloaks/wc and also a useful understairs store. To the front of the property is a generous living room, a large cosy room with fitted shelving in recess, front bay with double glazed sash window, shutters and a log burner. There is a study/music room which sits behind the living room accessed off the hall and there is a further rear lounge with side Velux window and double doors leading out to the side patio area.

The ground floor is completed by the superb dining kitchen to the rear, a great social space fitted with a range of base and wall units, integrated appliances, feature tile flooring, spotlights, integrated sound system, side and rear windows, side access door and double doors leading out to the rear. To the first floor the landing area leads to the family bathroom and four well proportioned bedrooms. The master bedroom has fitted wardrobes and a feature ensuite bathroom with three piece suite and additional walk in shower. The second bedroom also benefits from an en suite shower room. There is underfloor heating to both floors and double glazing throughout. Externally the property sits well on the road with front gravel driveway with hedge frontage providing ample car standing. Gates lead further to the side providing further secure parking and leading to the detached rear garage with double doors to the front, store area, utility and a wc. The attractive good size rear garden gives an L shape to the plot with a lovely patio to the rear of the kitchen, side patio and step up to the large lawn area with hedge side. The property has been lovingly and thoughtfully extended by the present owners over the last 17 years and offers a fantastic opportunity to purchase that dream family home. EPC rating C, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

38' 5" x 4' 1" (11.71m x 1.24m)

Front Living Room

17' 7" x 12' 10" plus bay area (5.36m x 3.91m)

Study

17' 7" red to 9'10" x 6' 5" (5.36m x 1.96m)

Cloaks/Wc

Rear Living Room

17' 6" x 11' 7" (5.33m x 3.53m)

Feature Dining Kitchen

19' 4" x 14' 0" (5.89m x 4.27m)

Landing

Master Bedroom

13' 8" to back robes x 13' 7" min plus ent area
(4.17m x 4.14m)

En Suite Bathroom

10' 11" x 5' 7" (3.33m x 1.70m)

Bedroom

11' 7" x 10' 6" (3.53m x 3.20m)

En Suite Shower Room

6' 5" x 3' 6" (1.96m x 1.07m)

Bedroom

14' 0" max red to 7'7" x 11' 9" (4.27m x 3.58m)

Bedroom

11' 7" x 7' 9" (3.53m x 2.36m)

Family Bathroom

7' 11" x 5' 9" (2.41m x 1.75m)

External

Driveway

Detached Rear Garage

18' 11" x 13' 7" plus store area (5.77m x 4.14m)

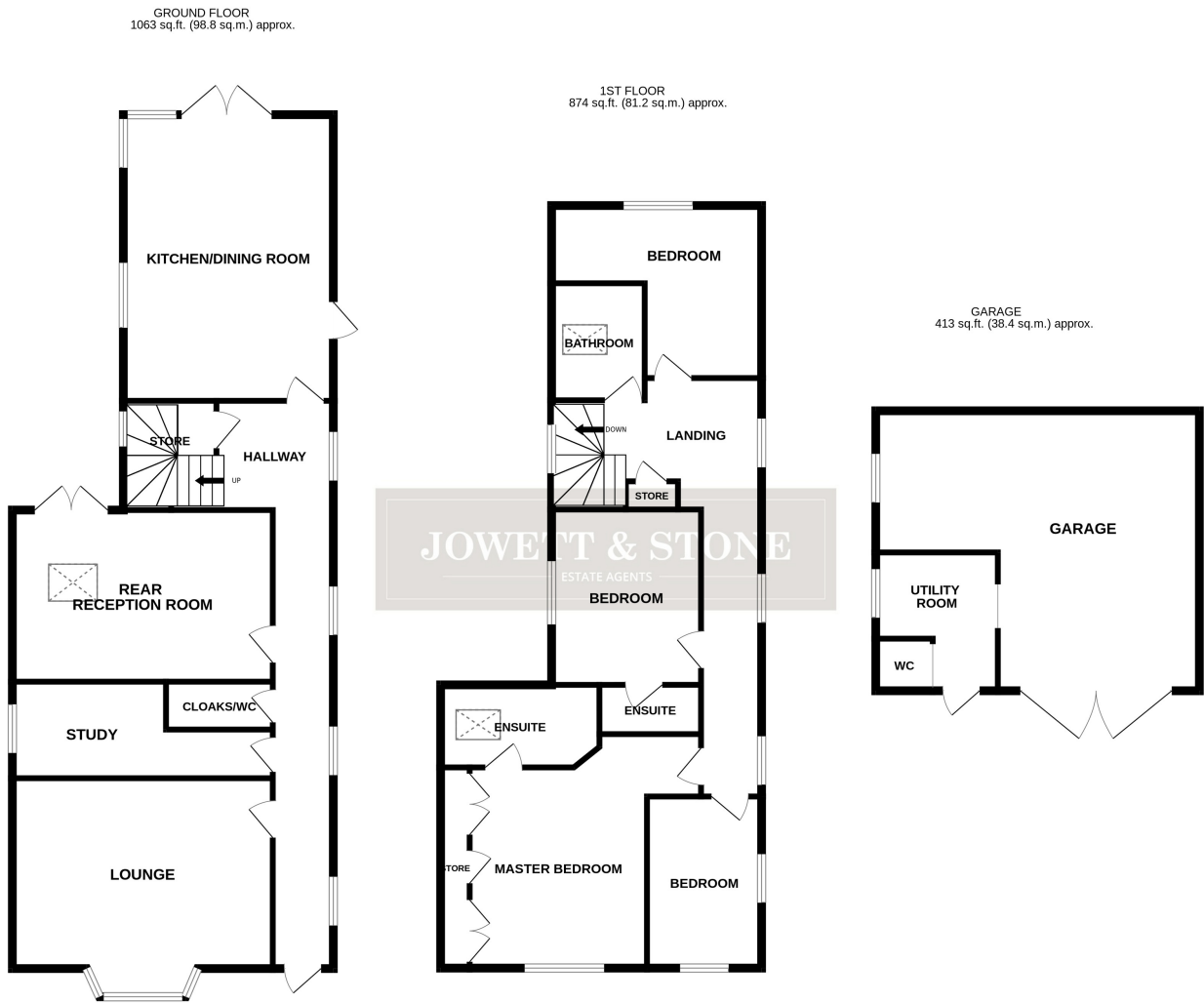
Utility Area

8' 2" x 5' 10" (2.49m x 1.78m)

Wc

Rear Garden

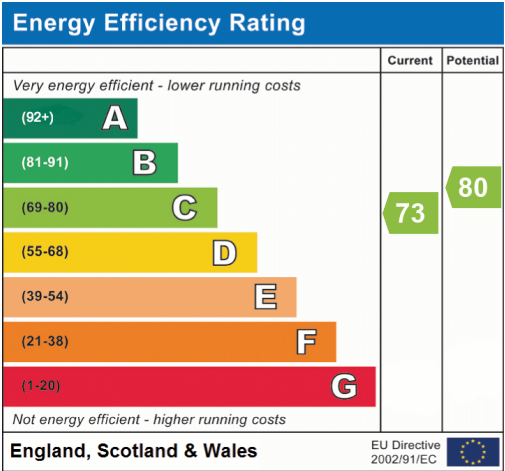




TOTAL FLOOR AREA : 2350 sq.ft. (218.4 sq.m.) approx.

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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