



## 15 Ridley Close, Blaby, Leicester. LE8 4AW

- Spacious Extended Five Bedroom Semi Detached Family Home
- Entrance Area, Entrance Hall, Front Lounge
- Rear 17ft Dining Room, Extended Modern Kitchen
- Landing, Five Bedrooms, Modern Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway, Garage, Rear Garden Backing Onto Playing Fields
- Internal Viewing Essential To Appreciate Size, Style And Layout
- EPC Rating D & Council Tax Band D



## PROPERTY DESCRIPTION

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Spacious extended five bedroom semi detached property offering stylish and spacious accommodation throughout. Located in a cul de sac position in this sought after location and overlooking playing fields to the rear. An internal viewing is considered essential to appreciate the size, style and layout of this lovely family home. The property comprises of entrance area, entrance hall, front lounge with gas fire and feature flooring, good size rear dining room with double doors leading out to the rear and feature flooring, to the rear and side is the extended kitchen fitted with a range of modern base and wall units. Located off the kitchen is a side entrance lobby with door to the front of the property and internal door to the garage. To the first floor the spacious landing give access to all five generous bedrooms and an extended modern family bathroom. Externally to the front of the property there is a block driveway providing car standing, border and front conifer screening. The rear garden has a patio, lawn, fence/hedge surround. EPC rating is D and Council tax is band D.



## ROOM DESCRIPTIONS

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### Entrance Area

### Entrance Hall

### Lounge

13' 8" x 11' 6" max (4.17m x 3.51m)

### Dining Room

17' 8" x 8' 3" (5.38m x 2.51m)

### Extended Kitchen

15' 7" max red to 8'11" x 10' 5" max (4.75m x 3.17m)

### Landing

### Bedroom

12' 8" x 11' 1" (3.86m x 3.38m)

### Bedroom

13' 9" max to back robes x 9' 9" plus ent rec (4.19m x 2.97m)

### Bedroom

11' 2" into rec x 8' 3" (3.40m x 2.51m)

### Bedroom

11' 0" x 7' 9" (3.35m x 2.36m)

### Bedroom

8' 9" x 7' 4" (2.67m x 2.24m)

### Extended Family Bathroom

11' 3" x 5' 5" (3.43m x 1.65m)

### External

### Side Entry

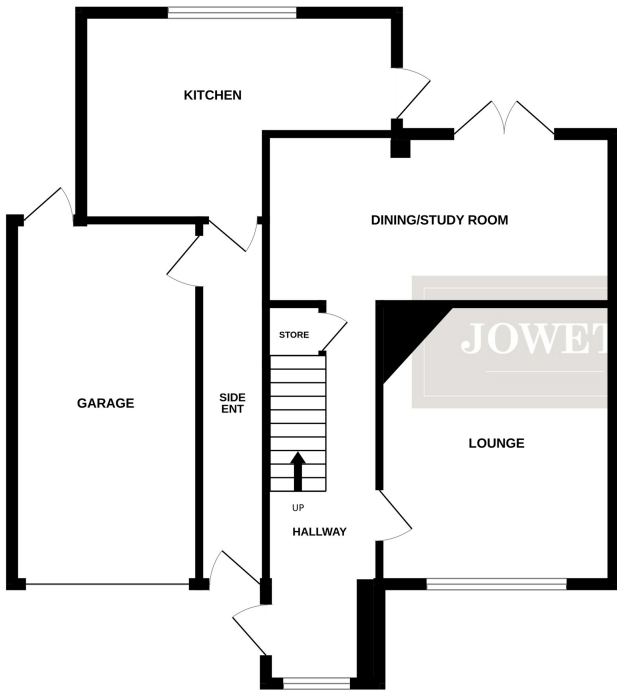
### Garage

19' 0" x 9' 3" into rec (5.79m x 2.82m)

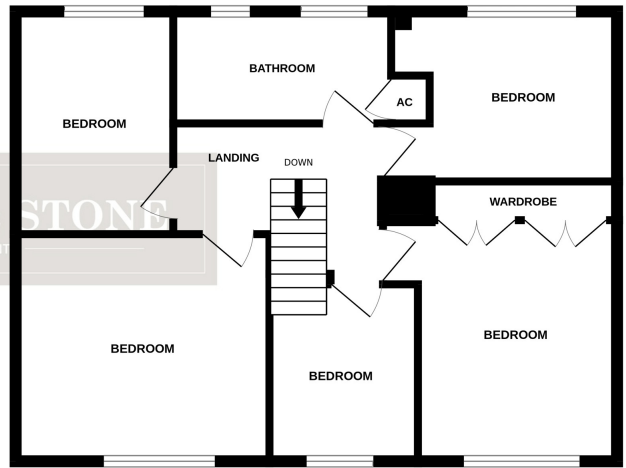
### Rear Garden



GROUND FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.2 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>82</b>
(55-68)	<b>D</b>	<b>58</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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