

**SOLD STC**

£285,000 Freehold



## 44 West Street, Blaby, Leicester. LE8 4GY

- Two Bedroom Detached Bungalow
- Ideally Located Within Walking Distance To Blaby Town Centre
- Ent Porch, Ent Hall, Good Size Living Room
- Rear Kitchen With Rear Access Door
- Two Bedrooms, Family Shower Room/Wc, Store
- Gas Fired Central Heating System, Majority Double Glazing
- Driveway And Single Garage
- Generous Rear Garden
- Offered With No Onward Chain
- EPC Rating E & Council Tax Band C





## PROPERTY DESCRIPTION

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Two bedroom detached bungalow ideally located within walking distance to Blaby town centre. Offering good size accommodation throughout and offered with no onward chain. The bungalow in brief comprises of entrance porch, entrance hall, the good size living room is located to the rear with two side elevation windows, feature fireplace and rear double doors leading out to the rear garden, located of the living room is the kitchen area which is fitted with a range of base and wall units and has a further rear access door. There are two double bedrooms and a modern family shower room/wc. There is a store room accessed from the hall which also has a drop down ladder leading to a useful boarded loft area with two side velux windows. Externally to the front is a gravel display area, driveway providing car standing and giving access to the single garage with up/over door. A side gate leads to the generous rear garden which has a patio area, lawn rear gravel area and fence surround. An early viewing comes highly recommended to avoid disappointment. EPC rating is E and Council tax is band C.



## ROOM DESCRIPTIONS

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**Entrance Porch**

**Entrance Hall**

**Living Room**

18' 11" x 12' 5" (5.77m x 3.78m)

**Kitchen**

10' 10" x 9' 10" (3.30m x 3.00m)

**Bedroom**

11' 11" x 9' 11" to back of robe (3.63m x 3.02m)

**Bedroom**

11' 1" x 9' 10" (3.38m x 3.00m)

**Shower Room/Wc**

9' 10" x 6' 5" (3.00m x 1.96m)

**Store**

7' 11" x 4' 4" (2.41m x 1.32m)

**External**

**Garage**

12' 6" x 7' 11" (3.81m x 2.41m)

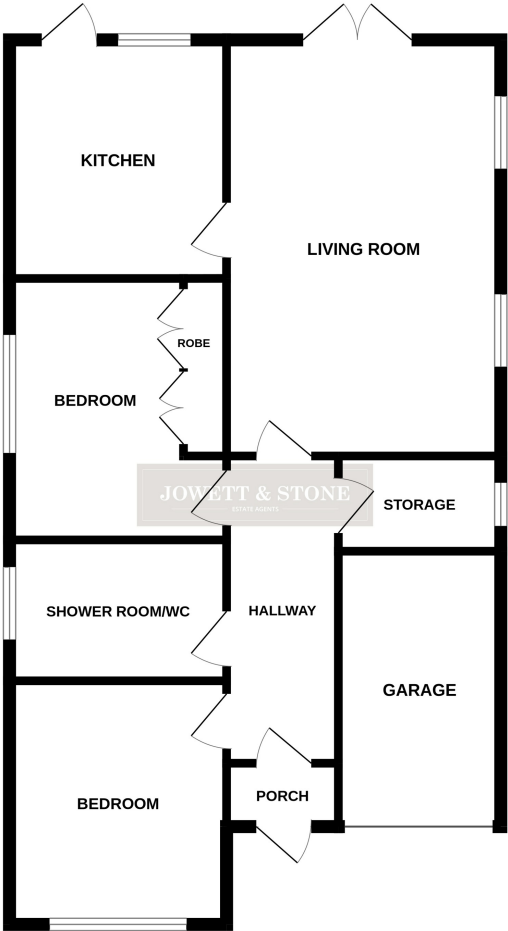
**Rear Garden**





FLOORPLAN & EPC

GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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