

FOR SALE

£245,000 Freehold



## Welford Road, Blaby, Leicester. LE8 4FT

- Attractive Single Bay Fronted Terrace Home
- Highly Sought After Location Opposite Bouskell Park In Blaby
- Front And Rear Reception Rooms, Good Size Kitchen
- Landing, Two Bedrooms, Family Bathroom
- Loft Room With En Suite Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Rear Garden
- Viewing Highly Recommended To Avoid Disappointment
- EPC Awaited & Council Tax Band B





## PROPERTY DESCRIPTION

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Attractive period single bay fronted terrace home located in this highly sought after location opposite Bouskell Park in Blaby. Offering spacious accommodation throughout and also having a loft conversion with en suite. This is a rare opportunity to purchase a great home in a prime location, viewing is highly recommended to avoid disappointment. In brief the property comprises of front reception room with bay window, cast iron fire surround and useful store cupboard, the stairs lead off to the first floor and there is a rear reception room currently used as the lounge which leads through to the rear 22ft breakfast kitchen fitted with a range of base and wall units, oven/hob, side window and x2 velux style windows, rear double doors lead out to the rear garden. To the first floor the landing leads to the front double bedroom, second bedroom and a family bathroom with feature suite. There is also further stair access leading to the loft room with front and rear velux style windows, pitch ceiling and a en suite shower room/wc. The property further benefits from gas fired central heating and double glazing. Externally the property is set back with a front slate display area with hedge front and shared side access. The rear garden has a lawn area and fence surround. EPC ratings awaited, Council tax is band B.





## ROOM DESCRIPTIONS

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### Front Reception Room

11' 9" plus bay x 11' 9" into rec (3.58m x 3.58m)

### Rear Reception Room

11' 10" into rec x 11' 8" (3.61m x 3.56m)

### Breakfast Kitchen

22' 8" x 5' 10" (6.91m x 1.78m)

### Landing

### Bedroom

13' 5" into rec x 11' 10" (4.09m x 3.61m)

### Bedroom

10' 7" max x 9' 0" max into rec (3.23m x 2.74m)

### Family Bathroom

11' 3" x 6' 0" (3.43m x 1.83m)

### Loft Room

18' 0" approx floor space x 12' 1" max red to  
7'1" (5.49m x 3.68m)

### Shower Room/Wc

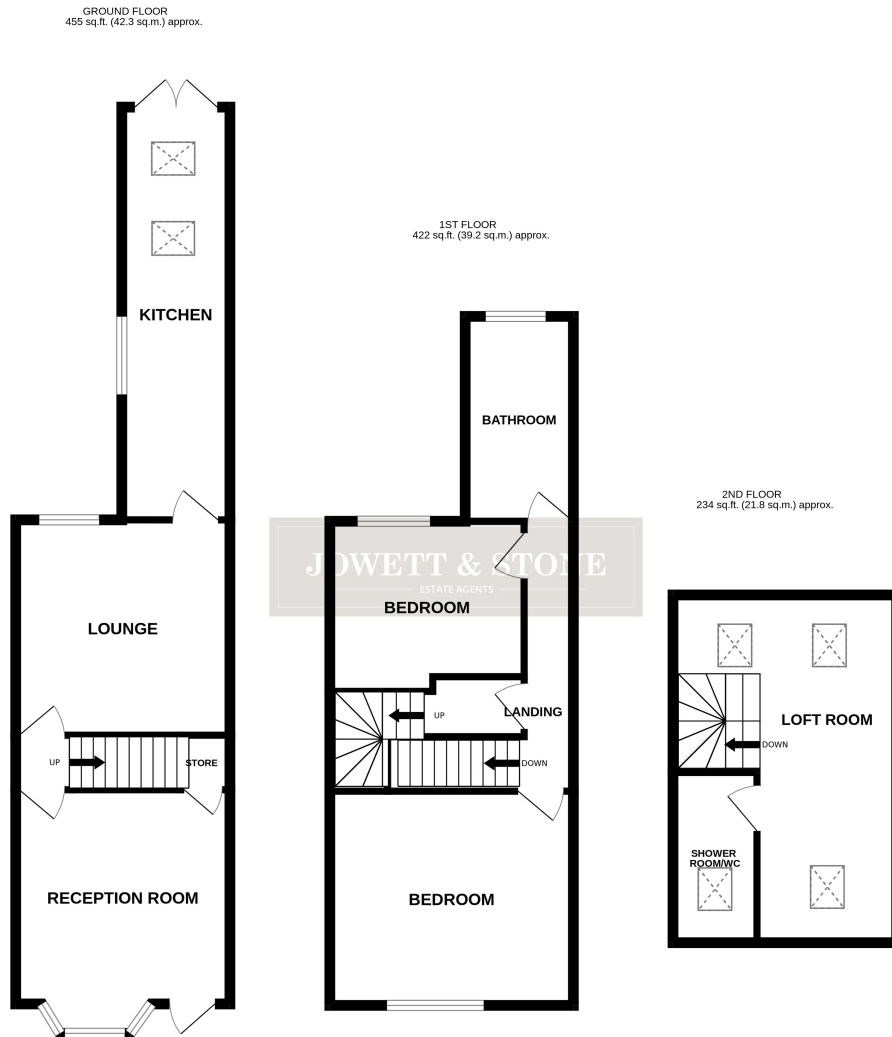
### External

### Rear Garden



# FLOORPLAN

**JOWETT & STONE**  
ESTATE AGENTS



TOTAL FLOOR AREA: 1112 sq.ft. (103.3 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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