



## 26 Maple Avenue, Blaby, Leicester. LE8 4AT

- Four Bedroom Extended Semi Detached Property
- Ideal Family Home In This Sought After Location
- Ent Area, Inner Hall With Cloaks WC, Living Room
- Open Plan Kitchen /Dining Area To Rear
- Landing, Four Bedrooms, Family Shower Room, En Suite To Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing , Larger Than Garage Space/Gym, Rear Garden
- Viewing Essential To Appreciate The Size And Layout Of Accommodation
- EPC Rating C & Council Tax Band C
- No Onward Chain





## PROPERTY DESCRIPTION

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Spacious well presented extended four bedroom semi detached property, offering generous accommodation throughout. Located in this popular position in Blaby. An internal viewing is considered essential to appreciate the size, style and layout of this lovely family home. The property comprises of entrance porch, entrance hallway with cloaks/wc and internal access to the garage, good size living room to the front with open access to the rear dining kitchen area with double doors leading to the rear garden. The kitchen area is fitted with a range of base and wall units, oven/hob and extractor. To the first floor the landing give access to all four bedrooms and a family shower room/wc. The extended master bedroom in particular is a good size and has a generous en suite with shower cubicle and separate feature bath. Externally to the front of the property there is a gravel driveway providing ample car standing and also giving access to the larger than average garage with electric roller door which is currently used as a gym/store by the present owners, it also an access door to the rear. The rear garden has a patio area, lawn with borders and fence surround. No onward chain. EPC rating C and Council tax is band C.





## ROOM DESCRIPTIONS

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**Entrance Porch**

**Entrance Hall**

**Cloaks/Wc**

**Living Room**

14' 6" x 11' 0" max (4.42m x 3.35m)

**Dining Kitchen**

17' 4" x 10' 5" into rec (5.28m x 3.17m)

**Landing**

**Bedroom**

14' 4" x 10' 10" (4.37m x 3.30m)

**En Suite Shower Room**

10' 8" x 7' 2" (3.25m x 2.18m)

**Bedroom**

11' 10" x 11' 0" max to back of robe (3.61m x 3.05m)

**Bedroom**

11' 9" x 10' 1" (3.58m x 3.07m)

**Bedroom**

7' 11" x 7' 0" (2.41m x 2.13m)

**Family Shower Room/Wc**

**Larger Than Average Garage**

21' 11" x 10' 11" max red 7'0" (6.68m x 3.33m)

**External**

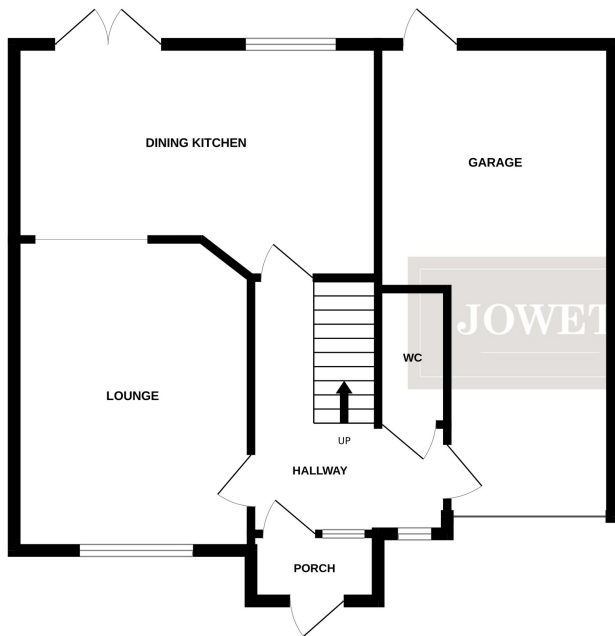
**Rear Garden**



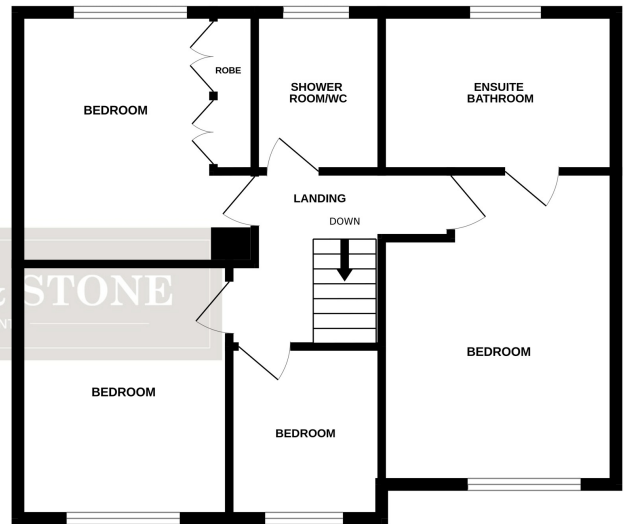
# FLOORPLAN & EPC

**JOWETT & STONE**  
ESTATE AGENTS

GROUND FLOOR  
652 sq.ft. (60.5 sq.m.) approx.

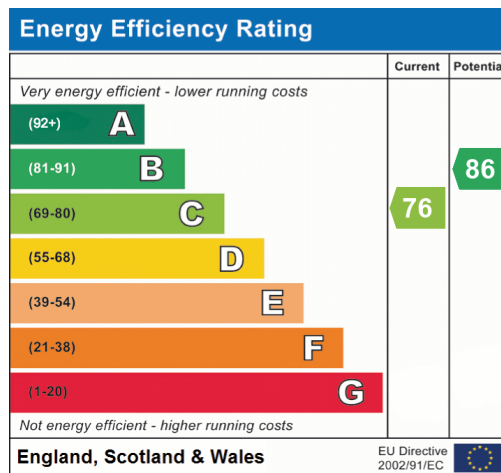


1ST FLOOR  
632 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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