



## 63 Saville Road, Blaby, Leicester. LE8 4HE

- Extended Three Bedroom Semi Detached Home
- Sought After Location In Blaby
- Ent Porch, Ent Hall, Front Living Room
- Dining Area Leading to Garden Room, Kitchen
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Block Pave Driveway, Enclosed Car Port and Single Garage
- Well Presented Rear Garden Area
- Viewing Highly Recommended To Appreciate
- EPC Rating E & Council Tax Band C





## PROPERTY DESCRIPTION

Extended semi detached property in this sought after location in Blaby. This well presented semi offers spacious accommodation throughout and an enclosed car port and garage. In brief the property comprises of entrance porch, entrance hall, front lounge with feature flame gas fire and access to the dining area, to the rear the dining area has open access to a rear garden room which in turn has double doors leading out to the rear garden. The ground floor is completed by a kitchen fitted with a range of base and wall units, and there is a door giving side access to the car port. To the first floor the landing leads to the two double bedrooms and a further single bedroom. There is also a refitted family bathroom. The property further benefits from gas fired central heating system, double glazing and has been re roofed in recent years. Externally to the front of the property there is a display area, low wall front, block driveway providing car standing, garage door leading to the side 36ft car port which in turn leads to the rear garage with up/over door. The rear garden is a lovely feature designed for ease of maintenance and a social area with gravel and paving, rear store, decking area and fence surround. An early viewing is highly recommended to avoid disappointment. EPC rating E and Council tax is band C.





## ROOM DESCRIPTIONS

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### Entrance Porch

### Entrance Hall

### Lounge

16' 3" max into bay x 10' 10" max (4.95m x 3.30m)

### Dining Area

9' 2" x 8' 8" (2.79m x 2.64m)

### Garden Room

9' 1" x 9' 0" (2.77m x 2.74m)

### Kitchen

10' 8" max x 8' 2" (3.25m x 2.49m)

### Landing

### Bedroom

12' 1" x 11' 1" to back of robes (3.68m x 3.38m)

### Bedroom

11' 5" x 10' 0" (3.48m x 3.05m)

### Bedroom

### Family Bathroom

7' 3" x 5' 10" (2.21m x 1.78m)

### External

### Car Port

36' 4" x 7' 4" ext to 8'10" (11.07m x 2.24m)

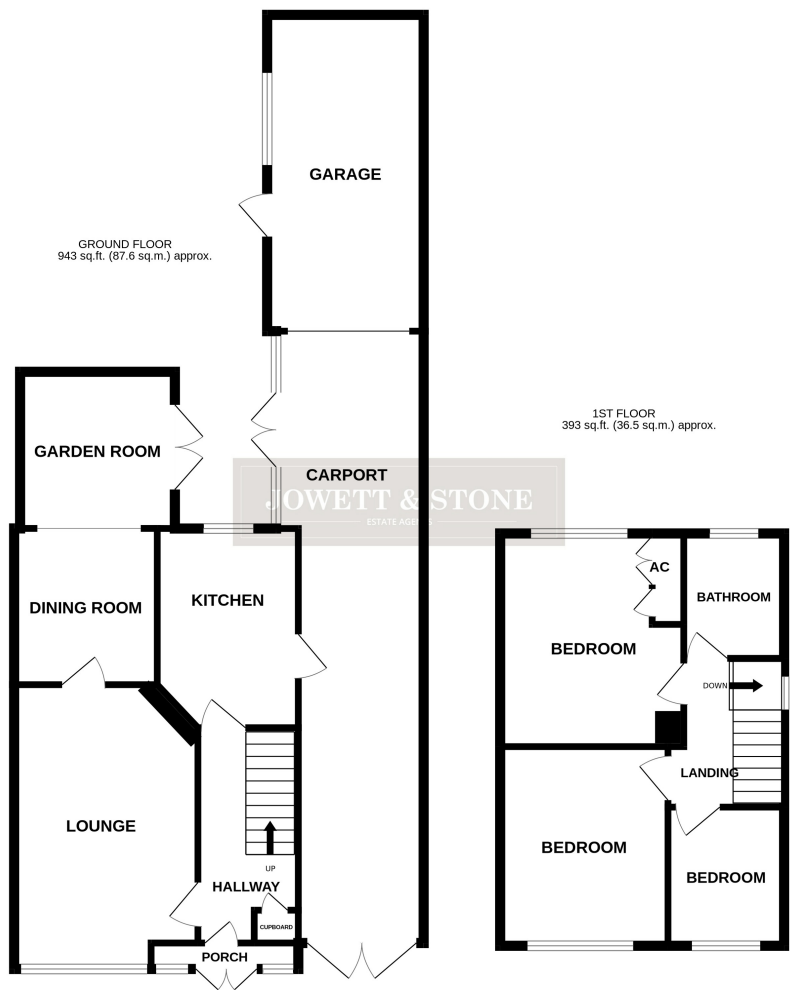
### Garage

18' 5" x 9' 2" into rec (5.61m x 2.79m)

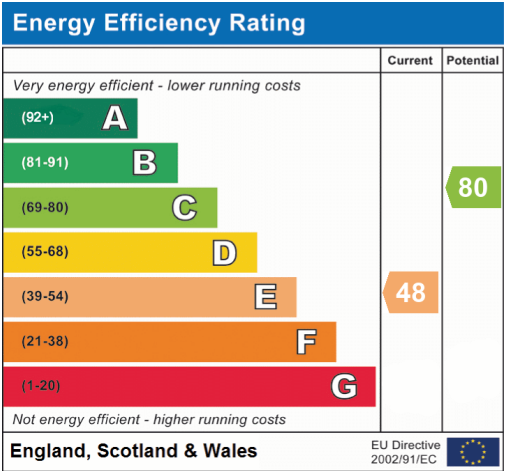
### Rear Garden



FLOORPLAN & EPC



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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