



## 5 Queens Road, Blaby, Leicester. LE8 4EH

- Spacious Three Bedroom Townhouse
- Ent Hall, 21ft Living Room, Kitchen, Side Lobby/Utility
- Landing, Three Bedrooms, Family Bathroom, Sep Wc
- Gas Fired Central Heating System, Double Glazing
- Block Pave Driveway To Front, Rear Garden
- Offered With No Onward Chain
- Viewing Recommended
- EPC Rating E & Council Tax Band A



## PROPERTY DESCRIPTION

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Spacious three bedroom townhouse in the sought after location of Blaby. Offered with no onward chain the property comprises of entrance hall with stairs leading to the first floor, good size rear living room with feature gas fire and surround and rear window and door giving access to the rear garden. The front kitchen is fitted with a range of base and wall units and fitted appliances and leads to the side entrance area which in turn gives access to the side lobby/utility with a further door to the rear. To the first floor the landing gives access to the master bedroom with fitted wardrobes with mirrored sliding doors, a second double bedroom and a good size single third bedroom, there is also a family bathroom and separate wc. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a block pave driveway with gated front. To the rear there is an easy to maintain rear garden with patio, store, lawn and fence surround. Viewing is highly recommended to appreciate the size and layout of the accommodation on offer. EPC rating is grade E and Council tax is band A.



## ROOM DESCRIPTIONS

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### Entrance Hall

### Living Room

21' 1" x 11' 3" max into rec (6.43m x 3.43m)

### Kitchen

13' 3" x 7' 4" into rec (4.04m x 2.24m)

### Side Entrance Area

### Side Lobby/Utility Area

11' 3" x 4' 4" max (3.43m x 1.32m)

### Landing

### Bedroom

11' 8" to front of robes x 11' 4" (3.56m x 3.45m)

### Bedroom

11' 11" x 8' 8" plus ent area (3.63m x 2.64m)

### Bedroom

9' 0" x 8' 7" max red 5'6" (2.74m x 2.62m)

### Bathroom

### Sep Wc

### External

### Rear Garden



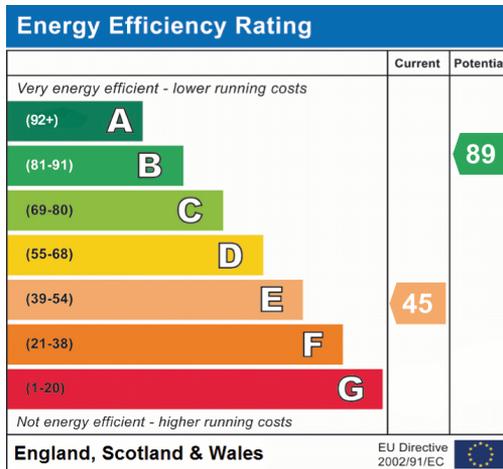
# FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



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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