



2 Clemerson Close, Blaby, Leicester. LE8 4BQ

- Modern Three Bedroom Detached Home
- Great Plot Size In Sought After Location
- Entrance Hall, Cloaks/WC, Breakfast Kitchen
- Rear Living/dining Room With Doors Leading Out To Garden
- Landing , Three Bedrooms, Family Bathroom
- Driveway and Single Detached Garage
- Viewing Essential To Appreciate
- EPC Rating B & Council Tax Band C



PROPERTY DESCRIPTION

Modern three bedroom detached home on a fantastic plot in this sought after location and development in Blaby. Well presented throughout and with an enviable garden plot and good size detached single garage, an early internal comes highly recommended. The property comprises of entrance hall, cloaks/wc, front breakfast kitchen fitted with a range of base and wall units with integrated appliances. To the rear the good size living/dining room has a useful store and double doors leading out to the rear garden. To the first floor the landing leads to the three bedrooms and a modern family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally the property sits on an enviable plot with the owners having picked the plot from new for the size of a garden. To the front there is a driveway providing car standing and access to the good size single detached garage with privacy door to the garden. EPC rating is B and Council tax is band C



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Breakfast Kitchen

12' 4" x 8' 8" (3.76m x 2.64m)

Living/Dining Room

16' 0" max x 12' 1" (4.88m x 3.68m)

Landing

Bedroom

13' 1" x 8' 10" (3.99m x 2.69m)

Bedroom

11' 5" x 8' 10" (3.48m x 2.69m)

Bedroom

8' 8" x 6' 10" (2.64m x 2.08m)

Family Bathroom

External

Single Garage

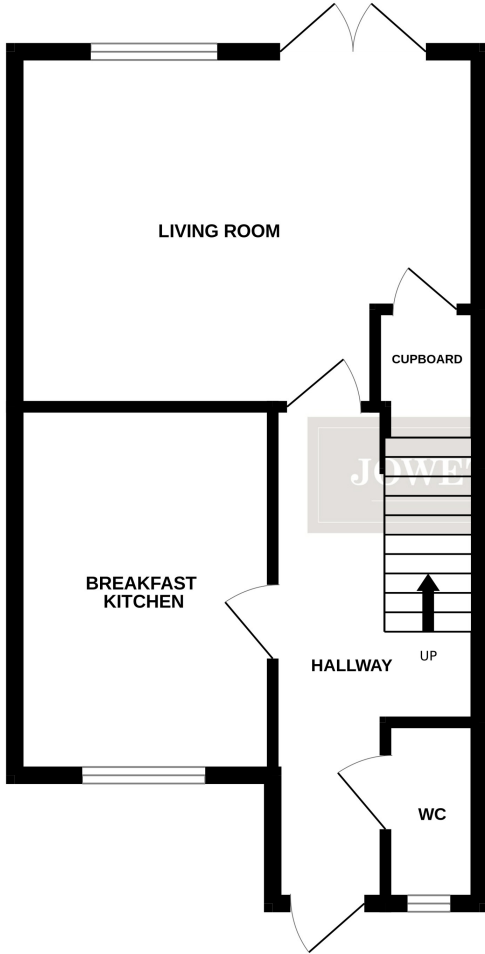
20' 2" x 9' 11" max (6.15m x 3.02m)

Rear Garden

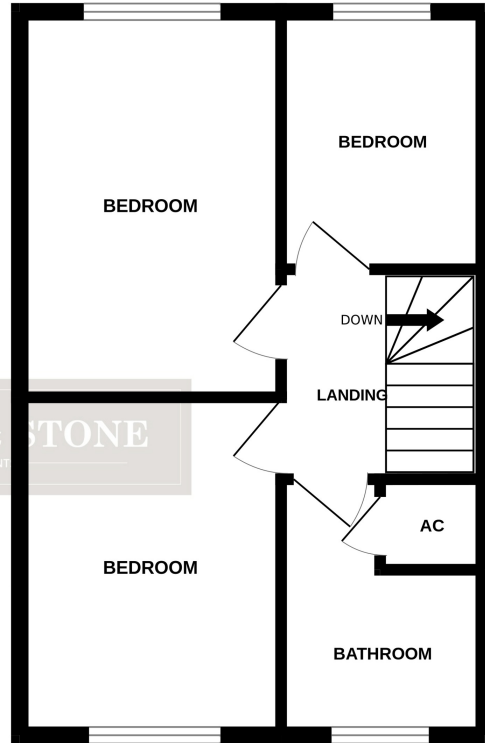


FLOORPLAN & EPC

GROUND FLOOR
414 sq.ft. (38.4 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 797 sq.ft. (74.0 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		95
(81-91)	B	82	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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