



Winchester Road, Blaby, Leicester. LE8 4HJ

- Beautifully Presented Bay Fronted Semi Detached Home
- Tiled Entrance Hall, Two Reception Rooms
- Spacious Open Plan Kitchen /Dining Area, Large Utility, Wc
- Four Bedrooms Inc Loft Room & Shower Room
- Stunning Mature Rear Garden With Allotment
- Off Road Parking & Garage
- Gas Fired Central Heating System & Double Glazing
- Viewing Essential To Appreciate Size, Plot And Layout Of Accommodation
- EPC Rating Awaited & Council Tax Band C



PROPERTY DESCRIPTION

Viewing is an absolute must to appreciate all of this tastefully decorated double bay fronted semi detached home has to offer. Located just a short distance from Blaby town centre, the property offers spacious accommodation throughout and a plethora of attractive features both original and tastefully restored. Approached via a gravel frontage providing off road parking for several vehicles, the front door leads into the tiled entrance hallway with stairs to the first floor, understairs storage and access to both reception rooms and stunning open plan family kitchen diner. The lounge has double glazed bay window to the front with shutters, feature fireplace, & picture rails. The second reception room also has a feature fireplace with open access to the large kitchen diner. The kitchen is fitted with a range of shaker style wall & base units, large central Island, free standing range cooker, Belfast style double sink & American fridge freezer. Two sets of bifold doors open up to the garden & a further door leads through to the utility room, WC & garage. Upstairs the first floor landing leads to three bedrooms, two of which are good sized doubles with storage & the third currently being used as a dressing room. There is also the family shower room with white suite comprising shower cubicle wash hand basin, low flush WC and heated towel rail. The landing also has stairs leading to the second floor where you will find the loft room with Velux and eaves storage. Outside to the rear is an attractive mature rear garden with personal allotment with shed, lawn and patio area for alfresco dining & a variety of shrubs and trees. The property has the benefit of a gas central heating system with a combi boiler and double glazing. EPC Rating is awaited and Council Tax Band is C.



ROOM DESCRIPTIONS

Entrance Hall

13' 00" x 4' 1" (3.96m x 1.24m)

Driveway

Rear garden

Lounge

14' 0" into bay x 11' 5" max (4.27m x 3.48m)

Family Room

11' 5" max x 11' 3" (3.48m x 3.43m)

Open Plan Kitchen Diner

22' 07" x 16' 10" (6.88m x 5.13m)

Utility Room

10' 2" x 8' 4" (3.10m x 2.54m)

WC

5' 1" x 2' 9" (1.55m x 0.84m)

Landing

7' 11" x 6' 11" (2.41m x 2.11m)

Bedroom

11' 5" x 11' 6" into robes(3.48m x 3.51m)

Bedroom

11' 5" x 10' 6" into bay (3.48m x 3.20m)

Bedroom

6' 11" x 6' 8" (2.11m x 2.03m)

Shower room

8' 0" x 6' 10" (2.44m x 2.08m)

Loft Bedroom

18' 1" x 12' 10" (5.51m x 3.91m) part restricted height.

External

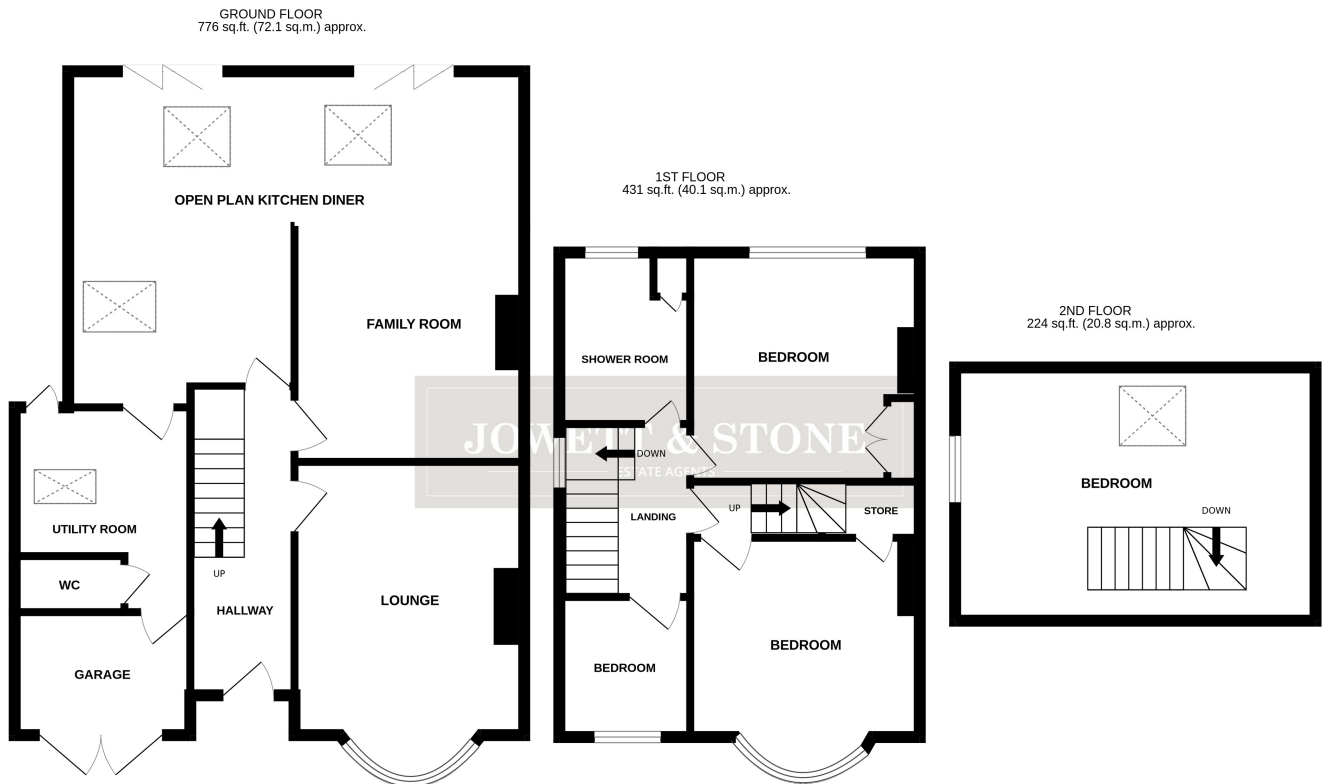
Garage

used as storage



FLOORPLAN

JOWETT & STONE
ESTATE AGENTS



TOTAL FLOOR AREA : 1431 sq.ft. (133.0 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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