



# 1 Ripon Drive, Blaby, Leicester. LE8 4AU

- Well Presented Popular Corner Plot Semi Detached
- Sought After Location In Blaby
- Entrance Hall, Cloaks/Wc, Living Room With Dual Aspect Windows
- Rear Modern Dining Kitchen With Access To Both Garden Areas
- Landing, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Front Patio Garden, Rear Garden With Former Garage Converted To Garden Room/Bar
- Viewing Essential To Appreciate The Plot, Position And Style
- EPC Rating C & Council Tax Band C





## PROPERTY DESCRIPTION

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Well presented popular corner semi detached property located in the sought after village of Blaby. With the benefit of garden areas to two sides and spacious modern accommodation throughout, an internal viewing comes highly recommended to appreciate. In brief the property comprises of a generous entrance hall with understairs cloaks/wc, front light and airy living room with fire surround and dual aspect windows. To the rear is a good size open plan modern dining kitchen with fitted units and appliances, there are double doors leading out to the front patio garden and a further rear access door leading out to the rear garden. To the first floor the landing leads to two good size double bedrooms and a third single bedroom as well as a family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally the property is located on an enviable corner plot and has the benefit of a driveway providing ample car standing, to one side is an enclosed patio garden and to the other side is a family garden area with patio, lawn, allotment area with raised borders and fenced surround. The original garage has been converted by the present owners to an impressive bar/garden room with double doors and useful store. EPC rating is grade C and Council tax is band C.



## ROOM DESCRIPTIONS

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### Entrance Hall

10' 4" x 6' 0" max (3.15m x 1.83m)

### Cloaks/Wc

### Lounge

14' 4" max x 10' 9" (4.37m x 3.28m)

### Dining Kitchen

17' 3" x 10' 6" max into rec (5.26m x 3.20m)

### Landing

### Bedroom

12' 1" into rec x 11' 0" (3.68m x 3.35m)

### Bedroom

11' 7" x 9' 11" (3.53m x 3.02m)

### Bedroom

8' 2" x 7' 0" (2.49m x 2.13m)

### Family Bathroom

### External

### Garden Room (former garage)

11' 6" x 7' 9" (3.51m x 2.36m)

### Rear Garden

### Side Garden



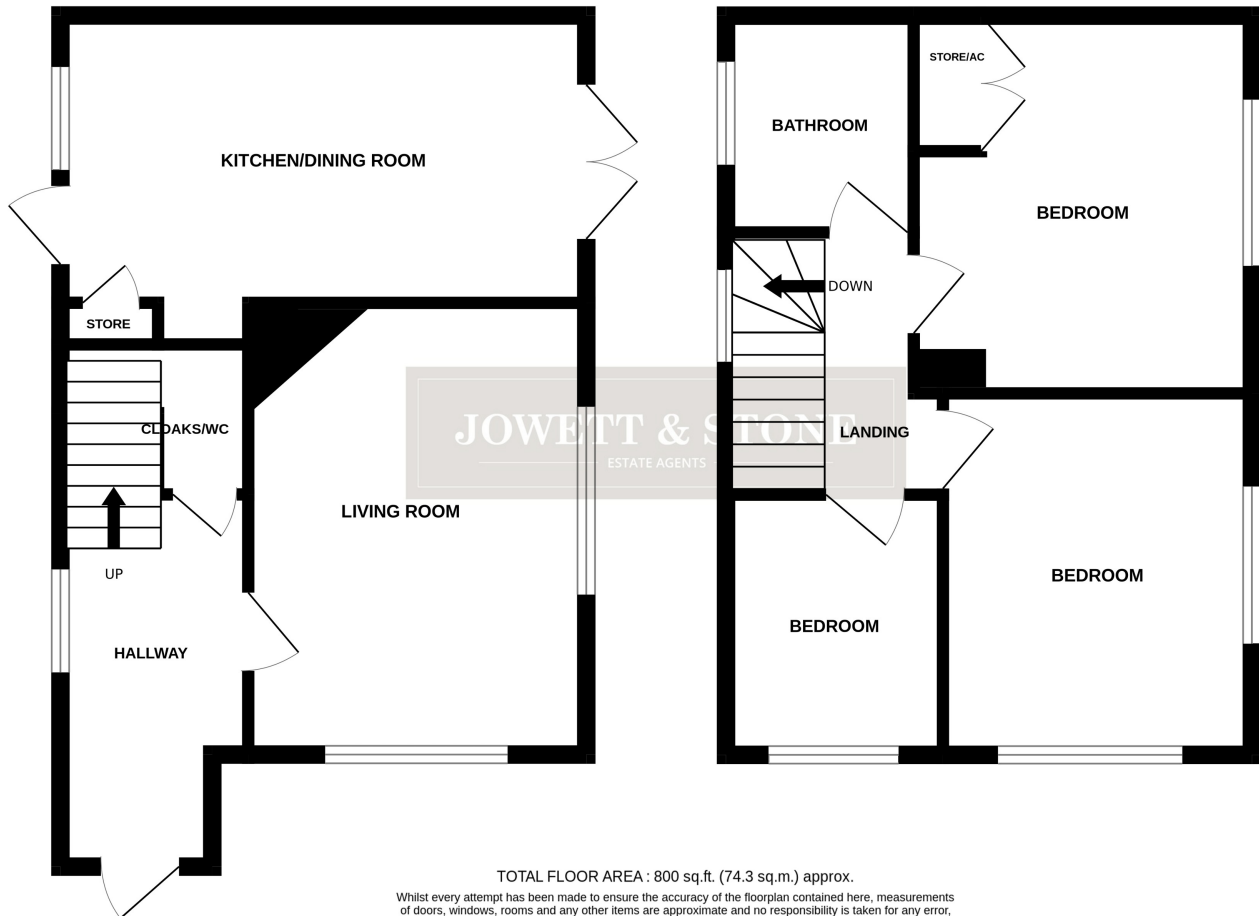


# FLOORPLAN & EPC

JOWETT & STONE  
ESTATE AGENTS

GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	71	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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