



3 Western Drive, Blaby, Leicester. LE8 4FR

- Three Bedroom Semi Detached Property
- Good Size Plot In Sought After Location In Blaby
- Ent Area, Living Room, Dining Area, Kitchen
- Landing, Three Bedrooms, Bathroom, Sep Wc
- Gas Fired Central Heating System, Majority Double Glazing
- Driveway Providing Ample Car Standing , Rear Stores, Good Size Rear Garden
- Early Viewing Highly Recommended
- EPC Rating D & Council Tax Band B



PROPERTY DESCRIPTION

Three bedroom semi detached home in this sought after location in Blaby. On a good size plot it would make an ideal family or first time buyer home. Early viewing is recommended to avoid disappointment. In brief the property comprises of entrance hall, generous lounge with windows to the front and rear, front dining room with open access leading to the rear kitchen area with fitted units, rear access door, pantry and understairs store. To the first floor the landing leads to the three bedrooms all with built in storage and a family bathroom and separate wc. The property further benefits from gas fired central heating system and majority double glazing. Externally there is a front garden area with lawn and driveway providing ample car standing. There is a side store and side gate leading to the good size rear garden with further store and external wc, patio, lawn and fence surround. EPC rating D, Council tax band B.



ROOM DESCRIPTIONS

Entrance Hall

Lounge

16' 11" max x 12' 2" into rec (5.16m x 3.71m)

Dining Room

8' 10" x 8' 3" (2.69m x 2.51m)

Kitchen

8' 11" plus ent area x 8' 1" (2.72m x 2.46m)

Landing

Bedroom

12' 2" x 9' 5" plus ent rec (3.71m x 2.87m)

Bedroom

11' 1" x 8' 11" (3.38m x 2.72m)

Bedroom

9' 2" x 7' 1" (2.79m x 2.16m)

Bathroom

Sep Wc

External

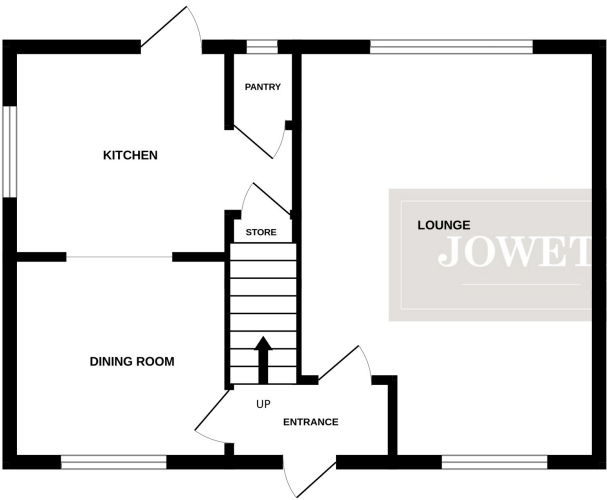
Stores

Wc

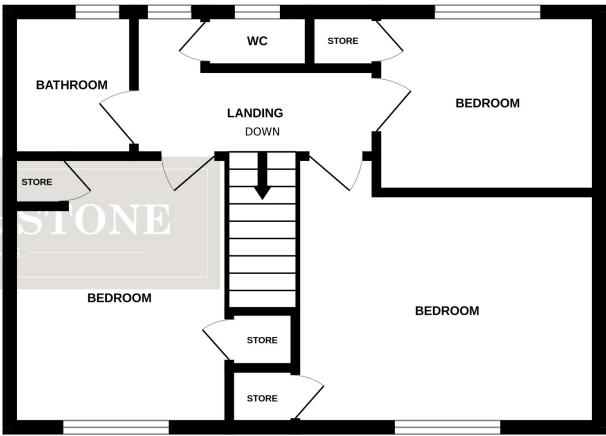
Rear Garden



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



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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.
Made with Metropix ©2025

