



15 Auburn Road, Blaby, Leicester. LE8 4DA

- Well Presented Mid Terrace Property
- Ideally Located For Blaby Town Centre
- Front Living Room, Rear Dining Room With Log Burner
- Extended 18ft Kitchen To Rear
- Two Double Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Attractive Rear Garden Designed For Ease Of Maintenance
- Internal Viewing Essential To Appreciate Size, Style And Layout
- EPC Rating D & Council Tax Band A



PROPERTY DESCRIPTION

Attractive mid terraced property ideally located for Blaby town centre. Presented to a high standard throughout, an internal viewing is highly recommended to appreciate this lovely home. Comprising of front living room, inner stairs leading to the first floor, rear dining room with log burner and useful store cupboard. The rear 18ft extended kitchen has a range of base and wall units along with two side and one rear window allowing plenty of light and there is a side access door leading to the rear garden. To the first floor the landing area gives access to two good size double bedrooms. The front bedroom has fitted storage and there has been a further landing area created giving access from both bedrooms to the rear family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally to the front is a small forecourt garden, side shared gated access leads through to the good size attractive rear garden which has been designed for ease of maintenance with patio, faux grass, borders and fence surround. EPC rating is D and the Council tax is band A.



ROOM DESCRIPTIONS

Front Living Room

12' 0" into rec x 11' 3" (3.66m x 3.43m)

Rear Dining Room

11' 11" into rec x 11' 4" (3.63m x 3.45m)

Kitchen

18' 8" x 5' 11" (5.69m x 1.80m)

Landing

Bedroom

13' 7" max into rec x 11' 4" (4.14m x 3.45m)

Bedroom

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

Family Bathroom

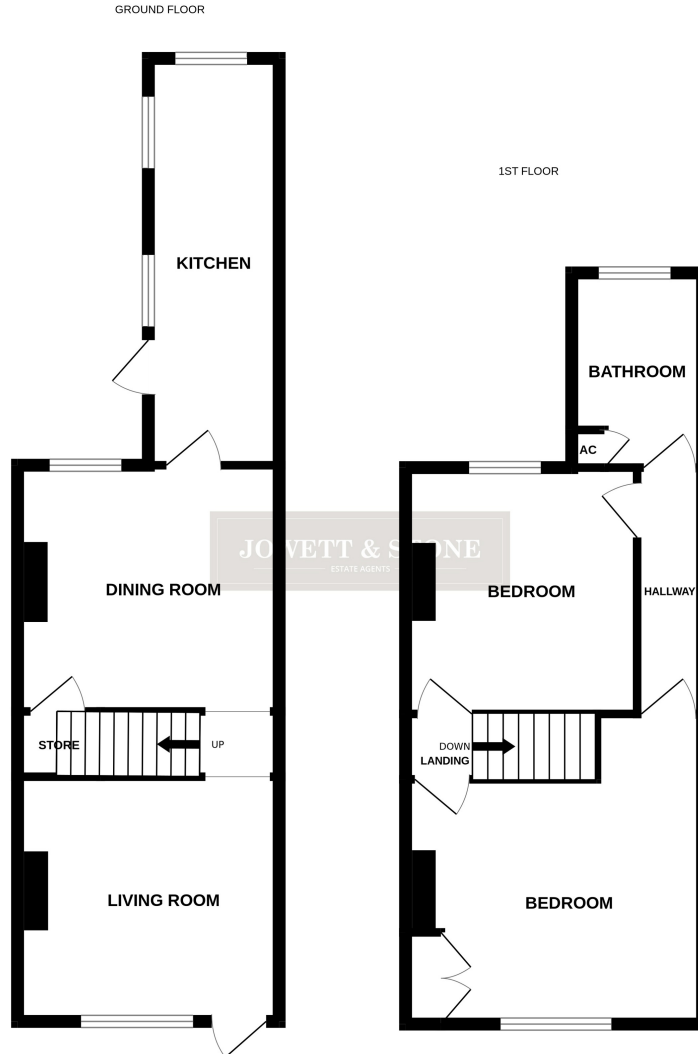
8' 11" x 6' 0" (2.72m x 1.83m)

External

Rear Garden



FLOORPLAN & EPC



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		
(81-91)	B		
(69-80)	C		78
(55-68)	D	58	
(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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