

West Street, Blaby

Offers Over £400,000

A delightful two bedroom BUNGALOW in BLABY with TWO RECEPTION ROOMS, conservatory, KITCHEN DINER, driveway and DOUBLE GARAGE.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C





Entrance Hall

With wooden flooring, a cloak cupboard, loft access and a radiator.

Cloak Room/WC

6' 0" x 3' 0" (1.83m x 0.91m)

With WC, wash hand basin, wooden flooring and a radiator.

Sitting Room

18' 5" x 18' 0" (5.61m x 5.49m)

(measurements into the recess) With two windows to the side elevation, patio doors to the rear elevation, a feature log burner, a TV point and a radiator.

Dining Room

16' 7" x 11' 0" (5.05m x 3.35m)

With two windows to the side elevation, wooden flooring, radiator and open aspect to:



Conservatory

8' 10" x 9' 6" (2.69m x 2.90m)

With a door to the rear garden and windows to the side and rear elevation.

Kitchen Dining Room

14' 8" x 14' 3" (4.47m x 4.34m)

With a window to the side elevation, part vaulted ceiling with two skylight windows to the side elevation, double electric oven, electric Bosh induction hob, filter hood, sink and drainer unit with a range of wall and base units with work surfaces over, tiled flooring with underfloor heating and a door leading to the garage.

Inner Hallway

Leading to:

Bedroom One

14' 0" x 13' 5" (4.27m x 4.09m)

With a window to the side elevation and a radiator.

En-Suite

10' 3" x 3' 3" (3.12m x 0.99m)

With window to the side elevation, wash hand basin, WC, tiled shower cubicle with electric shower over and a heated towel rail.

Bedroom Two

15' 7" x 14' 0" (4.75m x 4.27m)

With a window to the front elevation and a radiator.

Bathroom

10' 3" x 7' 6" (3.12m x 2.29m)

With a window to the side elevation, bath, separate shower cubicle with shower over, wash hand basin, WC, tiled walls, tiled flooring and under floor heating.

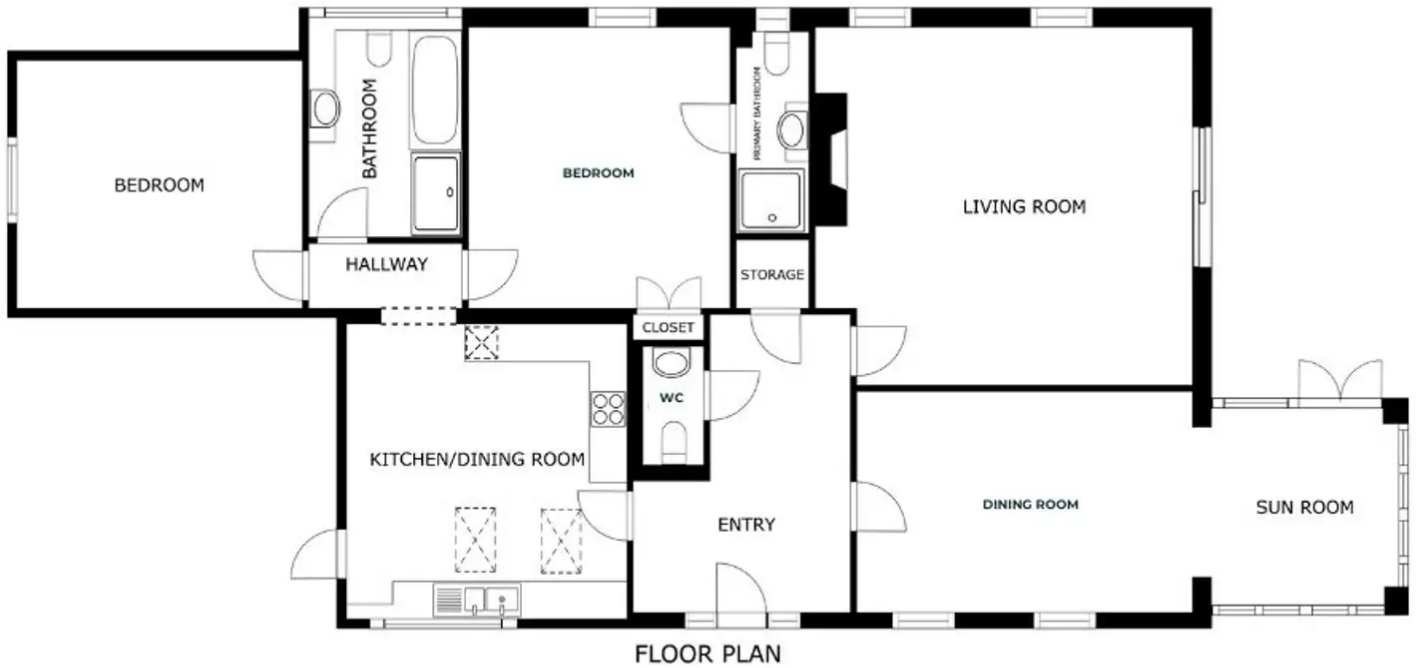
Rear Garden

With a paved patio area, lawn, mature shrubs and trees, a further area to the side with flower beds and a greenhouse, shed, gate to both sides and fencing to the perimeter.

Parking 3 vehicles

Garage 2 vehicles

22' x 14'10" With an electric roller door to the front elevation, sink and drainer unit with a range of base units with worksurface over, plumbing for an appliance and loft access with pull-down access leading to a boarded loft space and the boiler.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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