



Waterside, Northgate Street, Leicester

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- Modern kitchen with dining area
- French doors to garden
- Downstairs W/C

SellMyHome are proud to present The Blaby – Ideal for Professionals and Small Families

Located at Waterside, Leicester

Perfectly suited for working professionals and small families, The Blaby is a stylish three-bedroom semi-detached home offering comfort, practicality, and modern living.

The ground floor features a contemporary kitchen/dining area and a spacious lounge with French doors that open out to the rear garden — ideal for relaxing or entertaining. A convenient downstairs W.C. and a handy under-stairs storage cupboard complete the space.

Upstairs, you'll find three well-sized bedrooms, including a master with its own en suite shower room. A modern family bathroom and additional storage space ensure everyday needs are met with ease.

Tenure: Freehold

Council Tax: Set by the local authority

Estate Management Fee: £163.65 per annum + VAT


For more information, contact SellMyHome on 0116 482 2422 or email us at [contact@sellmyhome.co.uk](mailto:contact@sellmyhome.co.uk)


Price: £305,000

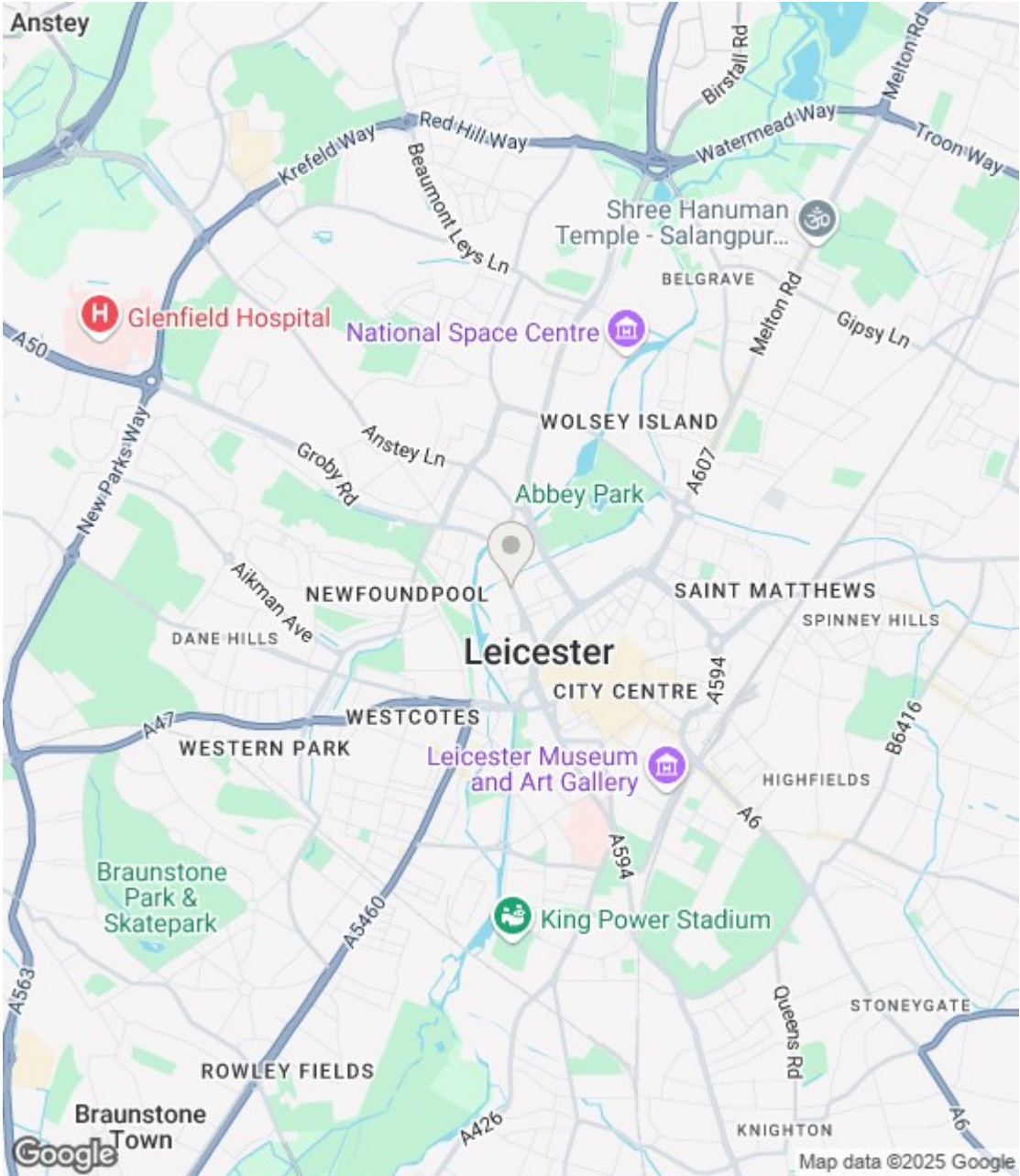


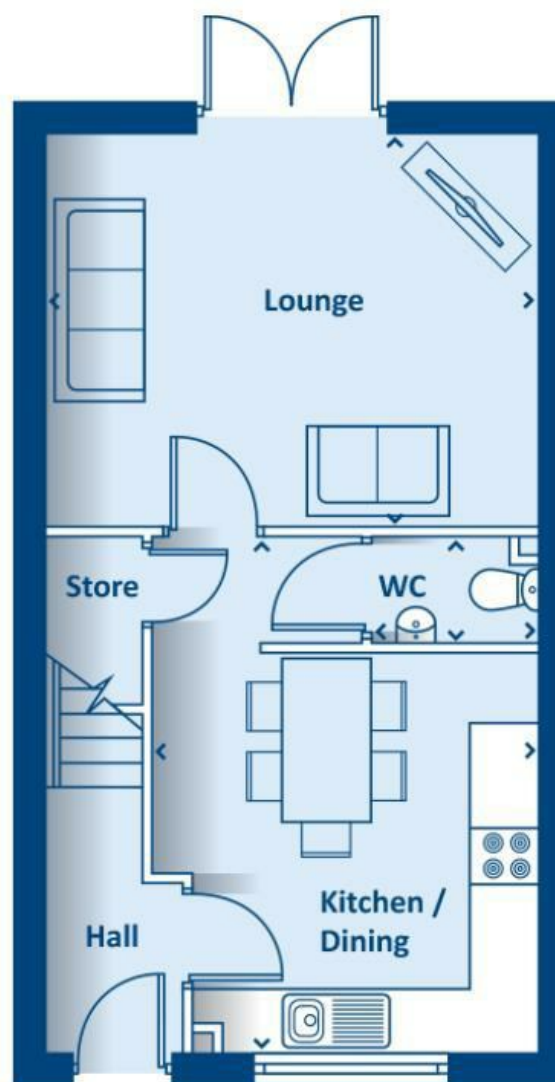




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





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