

FLOOR PLAN

DIMENSIONS

Entrance Hall
10'06 x 7'04 (3.20m x 2.24m)

Kitchen
12' x 9'06 (3.66m x 2.90m)

Lounge
12'03 x 11' (3.73m x 3.35m)

Living Room
12' x 9' (3.66m x 2.74m)

Conservatory
10'06 x 9' (3.20m x 2.74m)

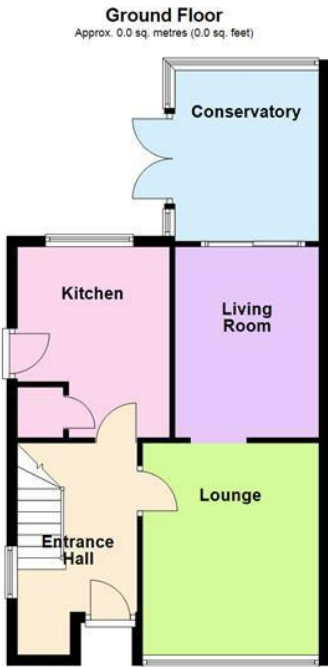
Landing

Bedroom One
12'04 x 11' (3.76m x 3.35m)

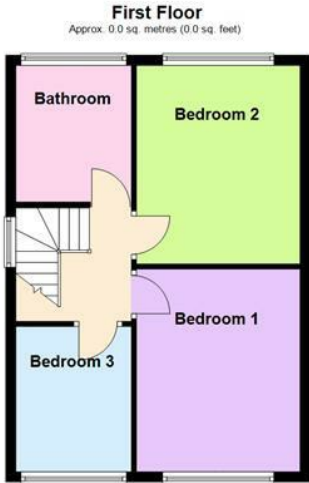
Bedroom Two
11'11 x 10'10 (3.63m x 3.30m)

Bedroom Three
8' x 7'03 (2.44m x 2.21m)

Family Bathroom
8'01 x 7'08 (2.46m x 2.34m)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)

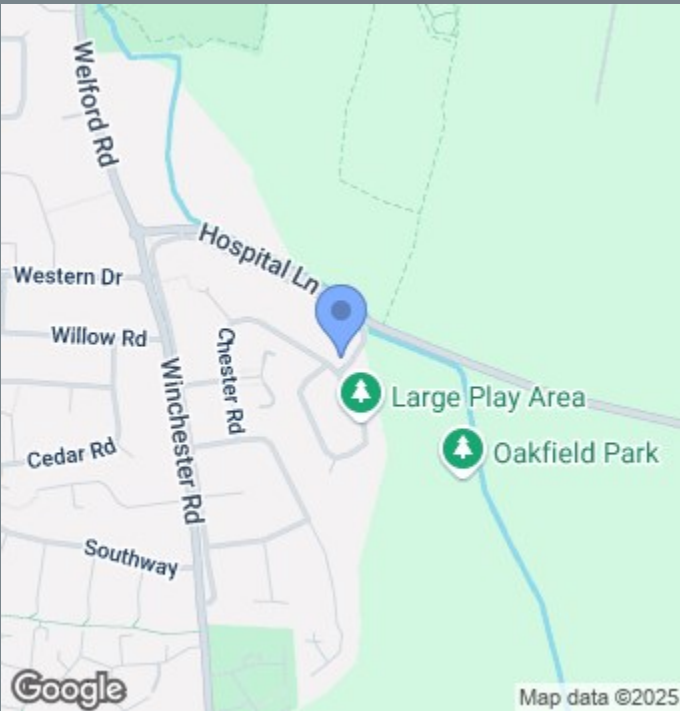


OVERVIEW

- Beautiful Family Home
- Fabulous Location With views Over The Park
- Corner Plot & No Onward Chain
- Entrance Hall & Kitchen
- Lounge, Living Room & Conservatory
- Three Good Sized Bedrooms
- Four Piece Family Bathroom
- Driveway & Detached Garage
- Wrap Around Garden
- EER - C, Freehold, Tax Band - C

LOCATION LOCATION....

Nestled in the heart of Leicestershire, the charming village of Blaby offers a harmonious blend of community spirit and modern convenience. Boasting excellent schools such as Blaby Stokes Church of England Primary School and nearby secondary options, the area is ideal for families. Its quaint high street features a mix of independent shops, cafes, and essential amenities, while green spaces like Bouskell Park provide serene settings for recreation and community events. Steeped in history, Blaby's roots trace back to medieval times, with landmarks such as the 13th-century St. Mary's Church reflecting its heritage. Transport links are robust, with easy access to Leicester via the A426, proximity to the M1 and M69 motorways, and regular bus services connecting residents to surrounding towns and cities, making it both a peaceful retreat and a well-connected hub.



THE INSIDE STORY

Set on a generous corner plot in a picturesque village setting, this stunning detached home is a true gem, offered with no onward chain for a smooth, stress-free move. From the moment you step into the welcoming entrance hall, the property exudes warmth and character. The lounge boasts a charming window seat with views over the park and a cosy log-burning stove—perfect for relaxing evenings. To the rear, a versatile sitting room opens through patio doors into a bright and airy conservatory, currently used as a dining room. These two spaces can easily be interchanged to suit your personal needs, offering excellent flexibility for entertaining or family life. The kitchen is fitted with a range of wall and base cabinets, has a sink drainer with mixer tap, plumbing for a washing machine and a handy pantry. Upstairs, the landing leads to three generously proportioned bedrooms, each tastefully decorated and bathed in natural light. The family bathroom is beautifully appointed with a four-piece suite, including a bath, separate shower cubicle, wash hand basin, and WC—providing a luxurious space to unwind. Outside, the home continues to impress with its wrap-around garden, offering various seating areas and lawn space ideal for outdoor dining, play, or quiet moments in nature, complemented by a private driveway and detached garage, making this an exceptional home both inside and out.

