

FLOOR PLAN

DIMENSIONS

Living Room
12'1 x 12'1 (3.68m x 3.68m)

Lounge
12'1 x 12'2 (3.68m x 3.71m)

Rear Loby

Shower Room
8'4 x 3'8 (2.54m x 1.12m)

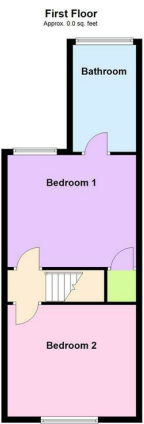
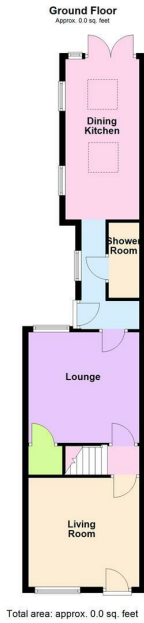
Dining Kitchen
17'9 x 8'1 (5.41m x 2.46m)

Landing

Bedroom One
14' x 12' (4.27m x 3.66m)

Bedroom Two
14' x 12'3 (4.27m x 3.73m)

Bathroom
11'11 x 6'11 (3.63m x 2.11m)

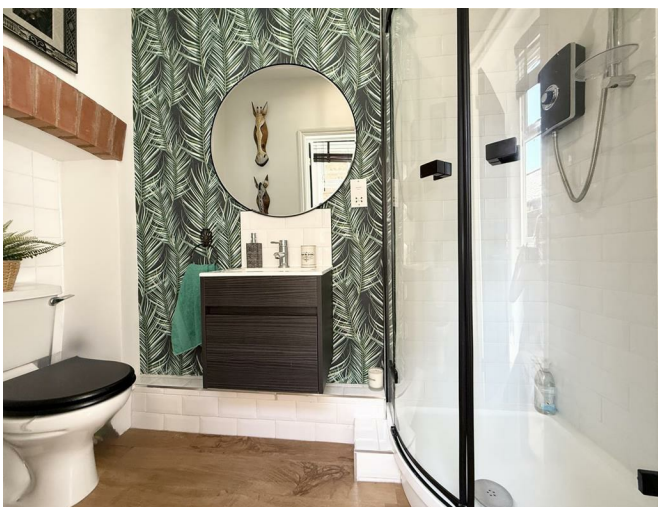
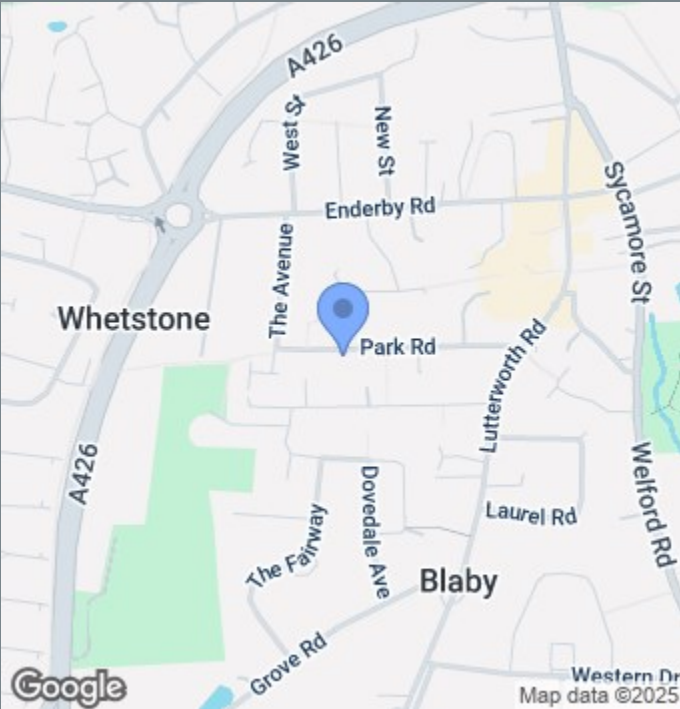


OVERVIEW

- Exquisite Home Dating Back To 1900
- Original Features & Village Location
- Living Room With Open Fire
- Lounge With Log Burner
- Stunning Dining Kitchen
- Downstairs Shower Room
- Two Bedrooms & Fabulous Bathroom
- Beautiful Rear Garden
- Viewing Is A Must
- EER - , Freehold, Tax Band - B

LOCATION LOCATION....

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

Step into timeless elegance with this stunning home, dating back to 1900 and boasting a harmonious blend of original character & modern style. Lovingly maintained & thoughtfully updated, this property offers charm, warmth & sophistication throughout. The welcoming living room is rich in character, featuring a polished wooden floor, a large front-facing window that bathes the space in natural light & an open fireplace—perfect for cosy evenings. A second lounge provides an inviting retreat, centred around a rustic log-burning stove, creating a homely & atmospheric setting. At the heart of the home is the spectacular dining kitchen, a real showstopper. With skylights overhead & French doors leading into the garden, this light-filled space is ideal for everyday living & entertaining. The kitchen is fitted with elegant black Shaker-style cabinets, contrasting worktops & high-quality integrated appliances including a fridge-freezer, eye-level double oven, hob, extractor & dishwasher. The open-plan dining area is framed by views of the delightful outdoor space, making it a perfect setting for memorable meals. A stylish ground-floor shower room adds a modern touch, complete with contemporary fixtures & finishes. Upstairs, the landing features a stunning stained-glass window and light tunnel, flooding the space with soft, colourful light. There are two exquisite bedrooms, both with feature fireplaces that echo the home's historic charm. The family bathroom is a sanctuary, offering a freestanding roll-top clawfoot bath with shower over, a vanity unit with sink & a WC. Outside, the home continues to impress. The front garden offers kerb appeal and to the rear, a beautifully landscaped garden includes a patio area with a charming pergola entwined with wisteria, artificial lawn for low-maintenance greenery & a garden shed with power. This is a rare opportunity to own a piece of history, thoughtfully enhanced for modern living, and bursting with character at every turn.

