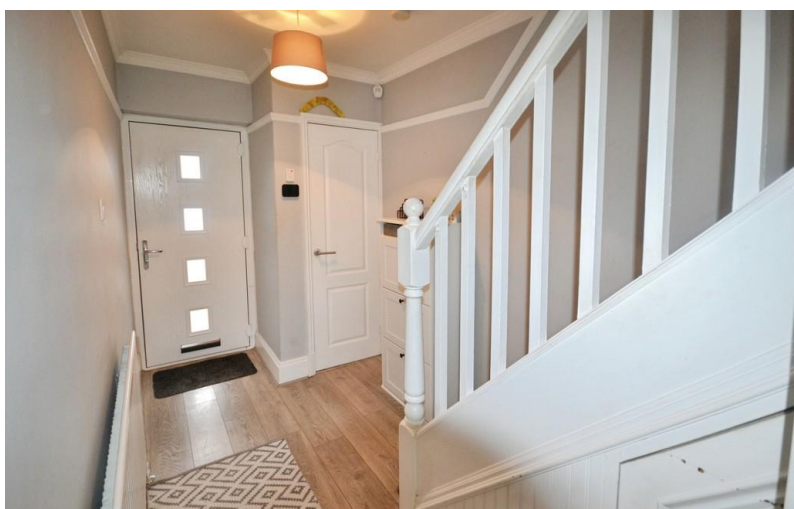
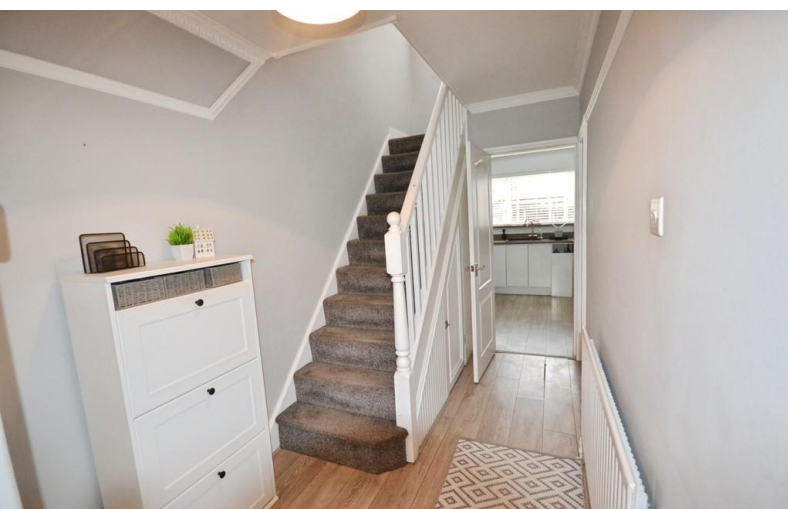


FOR SALE



Southway, Blaby, Leicester

3 Bedrooms, 1 Bathroom, Semi-Detached House

Asking Price Of £310,000





- Blaby District Council
- EPC - D
- Extended Semi Detached Family Home
- Larger Than Average Garage & Paved Driveway
- Refitted Kitchen, Utility Room & Downstairs WC
- Council Tax Band - C
- Freehold

PROPERTY DESCRIPTION A fantastic opportunity has arisen to purchase this stunning semi detached family home in the sought after location of Blaby. Occupying a generous, non estate position the property has been beautifully improved & is presented for sale in pristine condition. Having already been extended there is ample scope for further extension to both the side & rear subject to planning consent, Martin & Co advise an early viewing to avoid disappointment. On approach to the home you will be greeted with an attractive paved frontage that leads to the garage. With both a courtesy door & up & over door the garage is larger than average & measures over eleven feet in width. Stepping into the hallway you will find a modern grey Oak effect floor, there is a handy cupboard & a staircase rising to the first floor. The lounge is located to the front aspect with a good size window allowing in plenty of natural light, there is a feature fireplace & double doors that move you through into the separate dining room that overlooks the pretty garden. Over in the kitchen is a stylish range of white gloss wall & base units with a Walnut effect work surface & sink drainer, there is an integrated oven, hob & extractor fan, built in dishwasher & space for a fridge freezer. Busy family homes must have a downstairs WC & Utility room & this great home boasts them both. Travelling up to the first floor you will not be disappointed with the bedrooms, two of which are well proportioned doubles, one single room & all with equally tasteful decor. Refitted with a modern white suite the family bathroom has a P-shape bath with over head shower, wall hung basin, low level wc, contemporary metro wall tiling & a

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



heated towel rail. Whilst the footings for the conservatory remain the current owner has replaced it with a wonderful decked area, perfect for placing a hot tub due to its great sense of privacy. There is a patio area for dining, great size lawn, decorative slate borders & a garden shed.

Blaby boasts a host of amenities for everyone, the village centre has a good selection of shops including two supermarkets, Iceland & Aldi, a post office, two pharmacies and health centres, a hotel, a library and a dental surgery. There are two well regarded Primary Schools with a secondary school in the next village. There are several churches and Bouskell & Northfield Park. Blaby is well known for its easy access to the city centre and motorway networks. Stroll around Blaby and you will find a designated conservation area with a wealth of charm and character. A delightful place to live.

ENTRANCE HALLWAY 5' 11" x 13' 0" (1.8m x 3.96m)

LIVING ROOM 11' 0" x 16' 1" (3.35m x 4.9m)

DINING ROOM 8' 9" x 9' 0" (2.67m x 2.74m)

KITCHEN 8' 3" x 10' 1" (2.51m x 3.07m)

UTILITY ROOM 5' 11" x 6' 6" (1.82m x 2.00m)

DOWNSTAIRS WC 4' 5" x 3' 3" (1.35m x 0.99m)

GARAGE 18' 10" x 11' 8" (5.74m x 3.56m)

FIRST FLOOR LANDING 2' 11" x 8' 0" (0.89m x 2.44m)

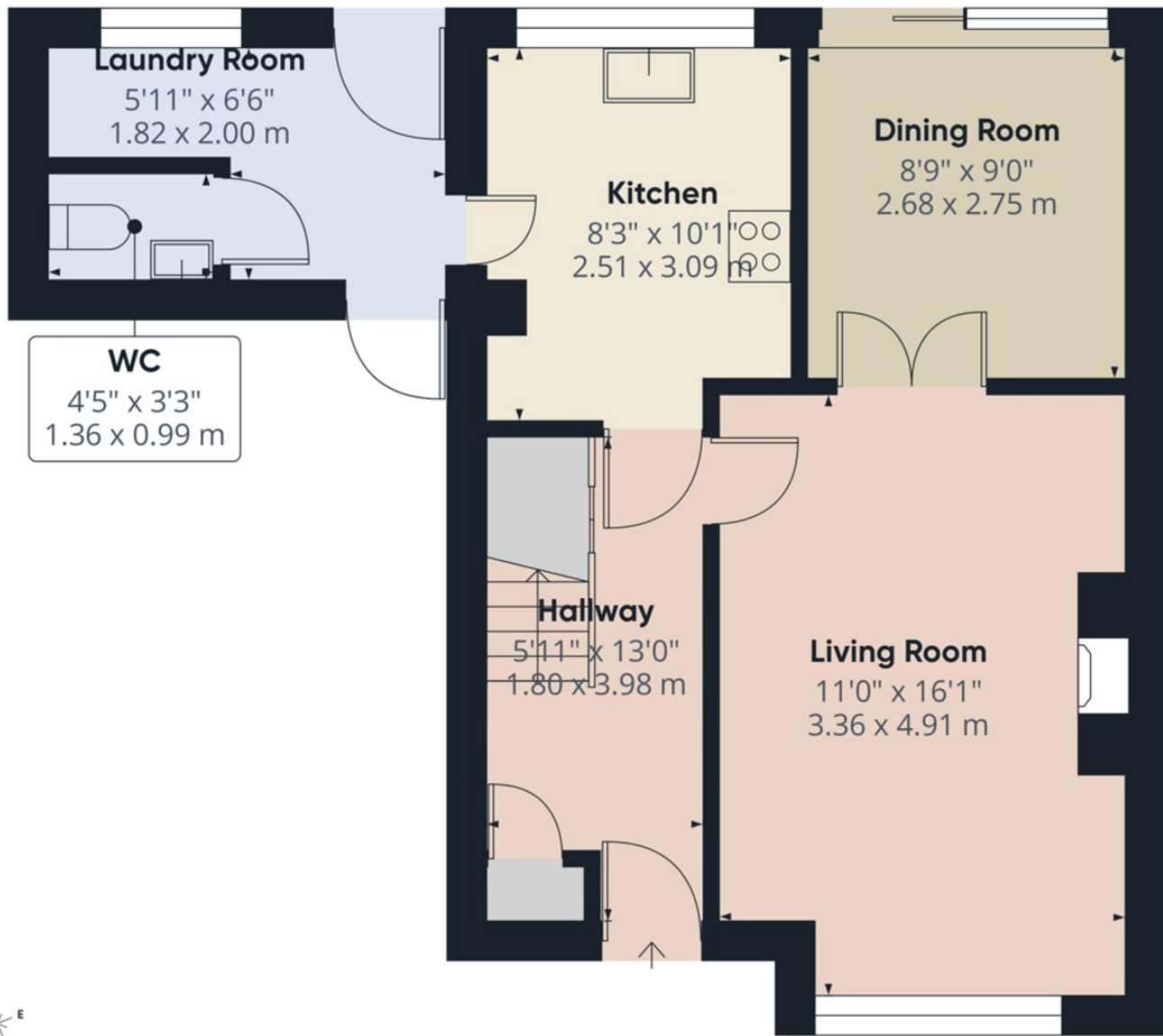
BEDROOM ONE 9' 11" x 11' 3" (3.02m x 3.43m)

BEDROOM TWO 11' 2" x 11' 11" (3.4m x 3.63m)

BEDROOM THREE 2' 11" x 8' 0" (0.89m x 2.44m)

FAMILY BATHROOM 6' 0" x 7' 5" (1.83m x 2.26m)





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.