

Sinclair



1 Waverley Road, Blaby

Leicester

£320,000

1 Waverley Road

Blaby, Leicester

Extended 4-bed family home on a corner plot with gas central heating, uPVC windows, 3 gardens, driveway, garage, 2 reception rooms, kitchen, utility, and family bathroom.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Extended Family Home
- Corner Plot
- Driveway and Garaging
- uPVC Double Glazing
- Gas Central Heating



Detailed Accommodation

uPVC double glazed entrance door and adjacent windows to the entrance porch.

ENTRANCE PORCH

The entrance porch has a door accessing the reception hall.

RECEPTION HALL

The reception hall has stairs accessing the first floor, radiator, door accessing the living room (with separate dining room off) and fitted kitchen.

FITTED KITCHEN

10' 5" x 8' 3" (3.18m x 2.51m)

The reception hall has stairs accessing the first floor, radiator, door accessing the living room (with separate dining room off) and fitted kitchen.

UTILITY AREA

6' 10" x 6' 0" (2.08m x 1.83m)

With plumbing for washing machine, uPVC double glazed door accessing the garden, covered lobby with door accessing the front of the property and further personal access door to the garage.

GARAGE

16' 7" x 5' 10" (5.05m x 1.79m)

uPVC double glazed windows and double doors to the front elevation, electric light and power.

LIVING ROOM

15' 1" x 11' 4" (4.60m x 3.45m)

uPVC double glazed windows to two elevations, radiator and open access to a separate dining room.

FIRST FLOOR

On the first floor landing gives way to four bedrooms and family bathroom.



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BEDROOM 1

16' 6" x 10' 5" (5.03m x 3.18m)

uPVC double glazed window to two elevations, two radiators and a series of built in wardrobes/cupboards.

BEDROOM 2

11' 11" x 10' 0" (3.63m x 3.05m)

uPVC double glazed windows to two elevations, radiator.

BEDROOM 3

12' 2" x 11' 1" (3.71m x 3.38m)

uPVC double glazed window, radiator.

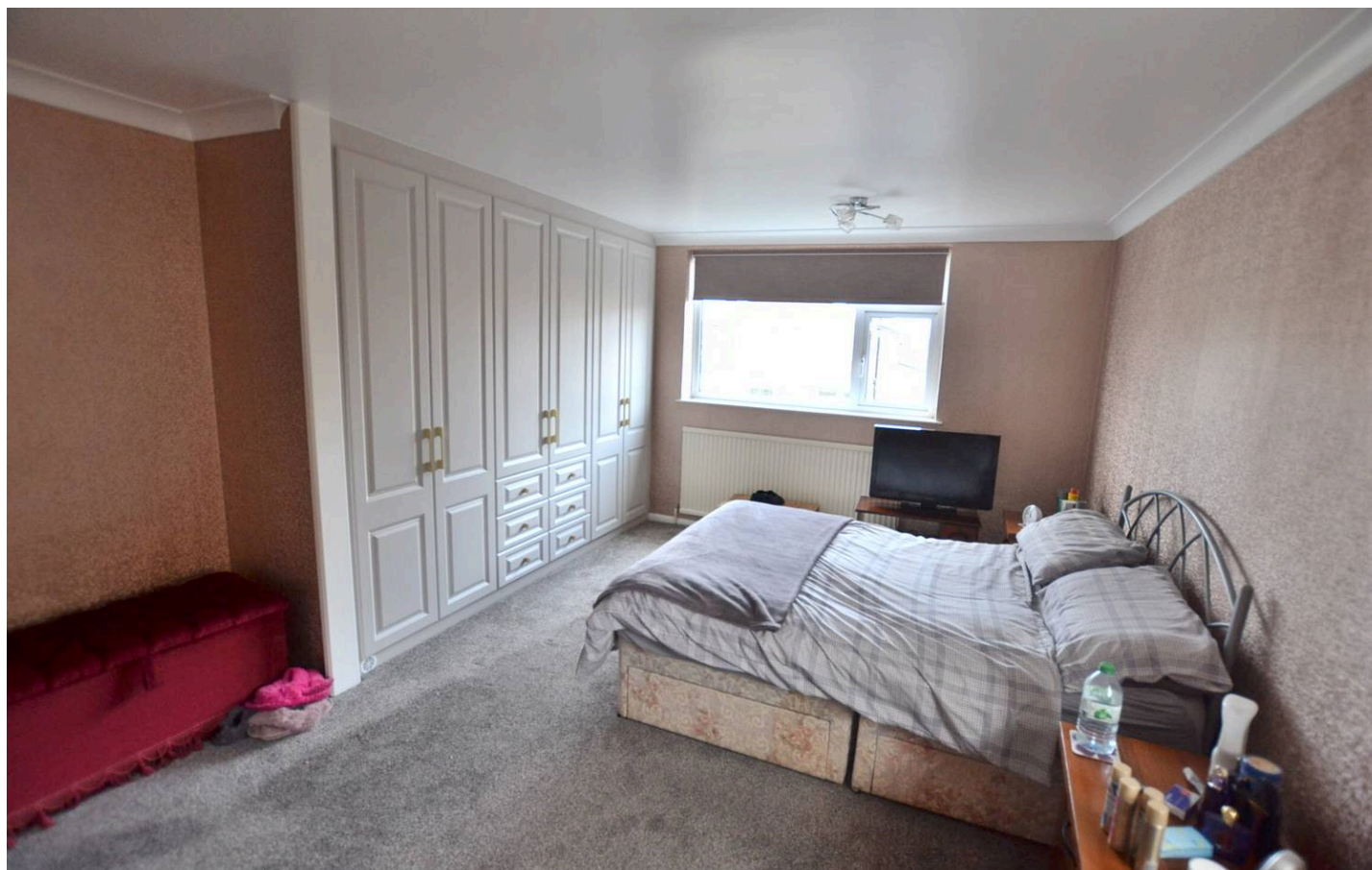
BEDROOM 4

8' 5" x 7' 1" (2.57m x 2.16m)

uPVC double glazed window, radiator.

BATHROOM

The bathroom is fitted with a white three piece suite comprising panelled bath with shower over, low flush WC, pedestal wash hand basin with tiled walls, heated chrome towel rail, uPVC double glazed opaque glass window.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	





GARDEN

The property occupies a pleasant corner position with gardens to the front and sides, there is a driveway providing off road parking which in turn leads to the Garage and the front garden wraps to the side which is laid mainly to lawn with a variety of plants and shrubs and there's an additional low maintenance and slabbed garden area to the opposite side.

DRIVEWAY

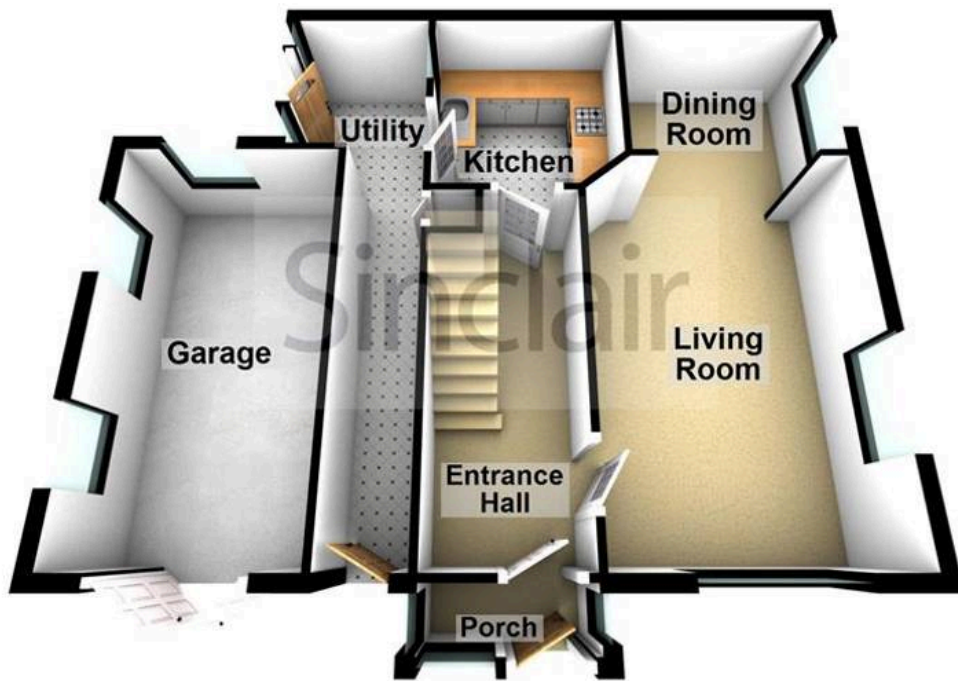
1 Parking Space

GARAGE

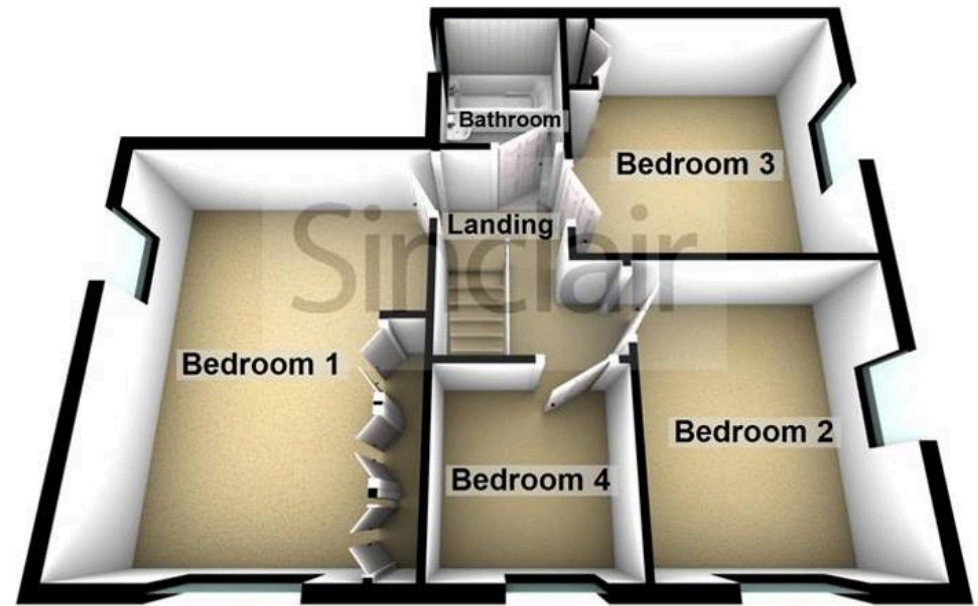
Single Garage



Ground Floor



First Floor





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