



## 11 Bowling Green Close, Blaby, LE8 4DB

**£675,000**

An outstanding brand new family home, forming part of an exclusive and select development by Messrs Elba Homes. Awaiting internal completion, this exciting opportunity allows a prospective buyer to choose from a range of internal fixtures and fittings throughout.

The ground floor is introduced by a welcoming entrance hallway, leading to a refined living room and an outstanding open-plan living/dining kitchen. This superb space forms the heart of the home, enhanced by large bi-fold doors opening directly onto the rear garden—creating a seamless connection between indoor and outdoor living, ideal for both entertaining and everyday family life. A separate utility room and a stylish ground floor W/C complete this level.

To the first floor, the property continues to impress with four generously proportioned double bedrooms. The principal suite benefits from a dressing room and an en-suite shower room, while a second bedroom also enjoys its own en-suite. A dedicated home office provides valuable flexibility for modern working, complemented by a contemporary family bathroom.

Externally, the home is further enhanced by an enclosed rear garden, driveway parking, and an integral garage. Please note some of the images within this advert are for illustrative purposes only.



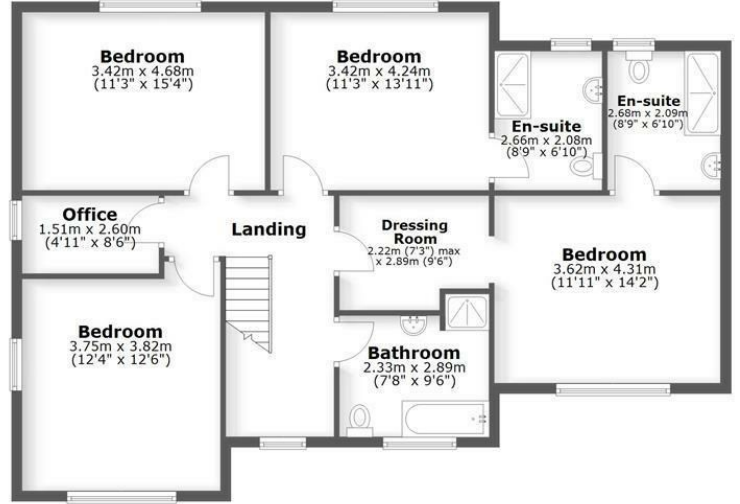
**Ground Floor**

Approx. 129.8 sq. metres (1396.8 sq. feet)



**First Floor**

Approx. 105.0 sq. metres (1130.5 sq. feet)



Total area: approx. 234.8 sq. metres (2527.3 sq. feet)



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

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