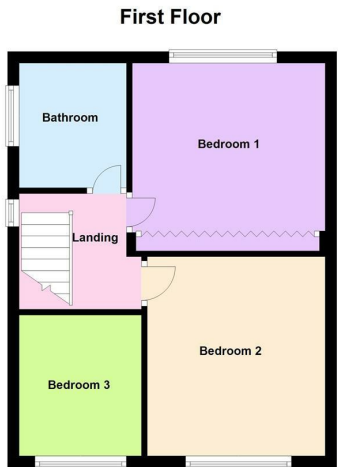
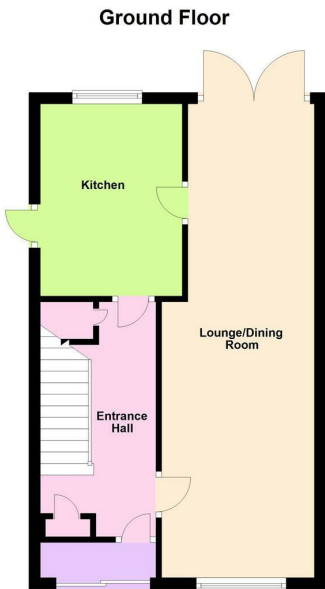


FLOOR PLAN

DIMENSIONS

- Porch
- Entrance Hall
- Lounge Diner
8'08 x 27' (2.64m x 8.23m)
- Kitchen
8'01 x 10'11 (2.46m x 3.33m)
- Landing
- Bedroom One
11' x 10'08 (3.35m x 3.25m)
- Bedroom Two
10'02 x 11'04 (3.10m x 3.45m)
- Bedroom Three
7' x 8' (2.13m x 2.44m)
- Bathroom
5'10 x 7'01 (1.78m x 2.16m)



OVERVIEW

- Beautiful Family Home
- Great Location
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Three Bedrooms
- Modern Family Bathroom
- Driveway & Garage
- Landscaped Garden
- Viewing Is Advised
- EER - C, Freehold, Tax - C

LOCATION LOCATION....

Close to Blaby Park, Cedar Road enjoys a fantastic position within one of south Leicestershire's most sought-after villages. The park provides beautiful open green space, children's play areas and pleasant walking routes, making it a wonderful asset for families and those who enjoy an active outdoor lifestyle. Beyond this, Blaby is renowned for its welcoming atmosphere and strong sense of community, offering a superb blend of village charm and modern convenience. The bustling village centre features a variety of independent shops, cafés, supermarkets, traditional pubs and everyday amenities, creating a vibrant hub at the heart of the community. Families are particularly well served by highly regarded local schools, including Blaby Stokes Primary School and nearby Countesthorpe Academy, alongside a range of sports clubs and community groups. For commuters, the village offers excellent connectivity, with easy access to Leicester city centre, Fosse Park, the M1 and M69, as well as regular bus services and nearby rail links from Narborough. Combining green surroundings, excellent amenities and a thriving village atmosphere, Cedar Road is perfectly placed to enjoy everything Blaby has to offer.



THE INSIDE STORY

Situated in a fabulous village location, this beautiful family home offers a wonderful balance of indoor & outdoor living, making it an ideal place to settle down & enjoy village life. Well presented throughout, the property provides comfortable accommodation perfectly suited to modern family living. A useful porch leads into the welcoming entrance hallway, setting the tone for the accommodation beyond. The spacious lounge diner is a fantastic family space, offering plenty of room for both relaxing & entertaining. The lounge area enjoys a window to the front aspect, creating a bright & inviting atmosphere, while the dining area provides the perfect setting for family meals, celebrations & social gatherings. French doors open directly onto the garden, allowing natural light to flood the room & creating a seamless connection between the home & outdoor space. The fitted kitchen is both practical & attractive, featuring shaker-style units complemented by contrasting work surfaces, providing ample storage & preparation space for busy family life. Upstairs, there are three well-proportioned bedrooms, offering flexibility for growing families, guest accommodation, hobbies, or workspace if required. The family bathroom serves the first floor & provides a comfortable space for everyday routines. The landscaped rear garden is a real highlight of the property, thoughtfully designed to be enjoyed by the whole family. A patio area provides the perfect spot for outdoor dining, while the dedicated BBQ area is ideal for entertaining friends & family during the warmer months. There is also a designated play area, creating a wonderful environment for children to enjoy, alongside plenty of space to relax & unwind. Further benefits include a driveway providing off-road parking & a detached garage offering excellent storage, workshop potential, or secure parking.

