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sales & lettings



Chester Road, Blaby

Leicester, LE8 4HB

£400,000

Property Features

- No Chain
- Detached
- Five Bedrooms
- Excellent Location
- Bathroom & Shower Room
- Refurbished
- Re-Wired
- Garage
- Ideal Family Home
- Call To View



Full Description

SUMMARY

*** No Chain *** Fully refurbished detached family home which has a pleasant view overlooking Oakfield Park and being in short distance of beautiful country walks and Blaby town centre. The schedule of improvements includes being fully re-wired, new kitchen and bathroom, boiler 4 years old, fully re-decorated and new flooring throughout. The accommodation comprises entrance hall, lounge diner, breakfast kitchen, five bedrooms, family bathroom, shower room, rear garden, off road parking and garage. This is an ideal family home not only for the size but for the quality of work that has been carried out and the proximity to family amenities.



ENTRANCE HALL

With under stairs storage cupboard, wood floor, window to the front elevation, stairs off to the first floor and radiator.

LOUNGE/DINER

24' 11" max x 11' 4" max (7.59m x 3.45m)

With wood floor, two radiators, window to the front elevation and patio doors to the rear garden.

KITCHEN/BREAKFAST ROOM

17' 9" max x 11' 11" max (5.41m x 3.63m)

Comprising base and wall mounted units with complementary worktops and uplifts, sink unit with drainer, plumbing for dishwasher and washing machine, electric hob, cooker and extractor hood, pantry, tiled floor, spotlights, window to the rear elevation and door to the rear garden.



LANDING

With air conditioning unit and access to the loft. The loft has a light and is insulated.

BEDROOM

12' 4" x 11' 4" (3.76m x 3.45m)

With window to the front elevation and radiator.



BEDROOM

12' x 10' 11" (3.66m x 3.33m)

With window to the rear elevation and radiator.



BEDROOM

8' 2" x 7' 1" (2.49m x 2.16m)

With television point, window to the front elevation and radiator.

BEDROOM

8' 8" x 7' 11" (2.64m x 2.41m)

With window to the rear elevation and radiator.

BEDROOM

12' 11" max x 8' max (3.94m x 2.44m)

With window to the front elevation and radiator.



BATHROOM

8' 8" x 7' 7" (2.64m x 2.31m)

Comprising freestanding bath, double walk in shower cubicle, vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, tiled floor, radiator and window to the rear elevation.

SHOWER ROOM

6' 1" x 2' 5" (1.85m x 0.74m)

Comprising shower cubicle, vanity wash hand basin, extractor fan, tiled splash backs, spotlights, tiled floor and window to the side elevation.



GARAGE

With up and over door, light, power, window to the side elevation and courtesy door to the rear garden.

OUTSIDE

The front of the property is paved to provide ample off road parking. The rear garden is mainly laid to lawn with mature flower borders, patio area, outside power, outside tap, outside toilet, garden shed, gated side access and a fenced surround.

SUMMARY SALES DETAILS

- Price : £425,000
- Tenure : Freehold
- Length of lease : N/A
- Annual ground rent amount : N/A
- Ground rent review period : N/A
- Annual service charge amount : N/A
- Service charge review period : N/A
- Council tax band : D



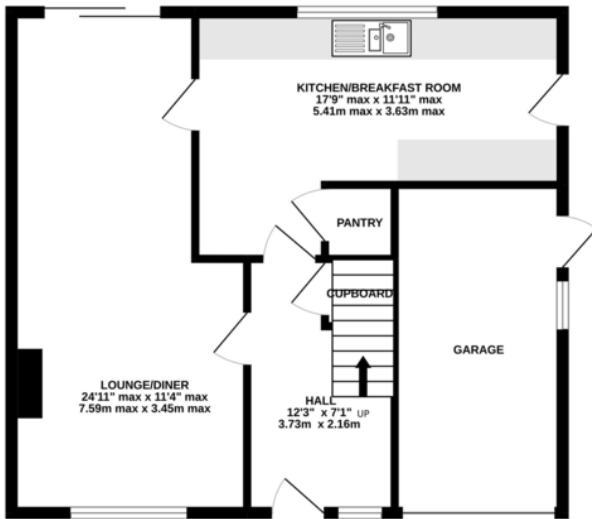
EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

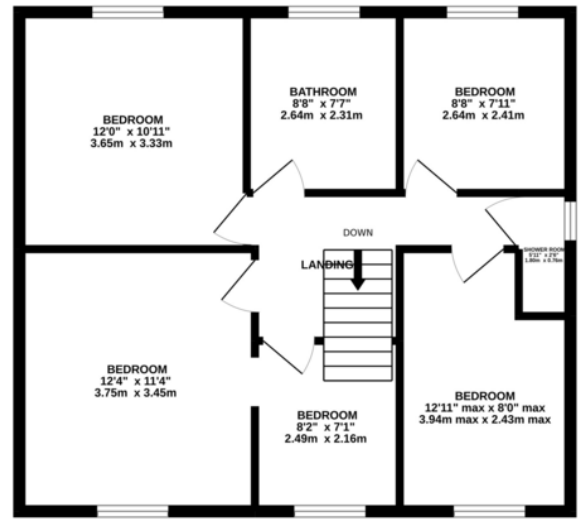


Floorplan

GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 1264 sq.ft. (117.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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46 Long Street, Wigston,
Leicestershire, LE18 2AH

info@phillipsgeorge.co.uk
0116 216 8178

