



Cedar Road
Blaby, Leicester, LE8 4AE



Oliver Rayns
ESTATE AGENTS

A three bedroom detached family home in the well-established village of Blaby offering spacious open plan living together with a large frontage, garage and rear garden.



- Detached Family Home
- Three Good Sized Bedrooms
- Open Plan Living Space
- Porch And Entrance Hallway
- Fitted Kitchen With Appliances
- Family Bathroom
- Large Frontage With Parking/Garage
- Rear Garden
- Available With Limited Chain
- Popular South Leicester Location



Property

This property has been well-maintained by the current owners to offer spacious open plan living accommodation accessed via the porch and entrance hallway. The welcoming entrance hallway grants access into the downstairs rooms, the kitchen along the hallway and the living space to the right. The generous living space boasts timber effect flooring and a feature fireplace and flows openly into the dining kitchen. The kitchen has been fitted with a range of timber effect wall and base units arranged in an open horseshoe shape to provide a convenient breakfast bar. The contrasting light worksurface encompasses a sink with drainer unit while the central units encompass a double high level oven. A door to the side leads out into the rear garden.

The upper floor benefits from three good sized bedrooms, two large doubles and a generous single. Each bedroom shares access to the family bathroom which has been fitted with a bath with shower over, wash hand basin, and WC.

Outside

This delightful home offers a generous frontage to offer parking for multiple vehicles atop a driveway leading to the garage. An evergreen hedge to the side provides greenery through the seasons and privacy from neighbouring properties.

To the rear is an unusually shaped garden, mostly laid to lawn with an area ready for a patio to be created. A door leads into the brick built garage to the side while timber fencing defines the boundaries to the other sides.

Location

The property is situated in the well established South Leicestershire village of Blaby, lying 6 miles southwest of Leicester City Centre. The village itself offers a host of amenities including supermarkets, banks, cafes, pubs, and restaurants. The area also provides well regarded schooling for young children, recreational facilities and a regular bus service to Leicester. .

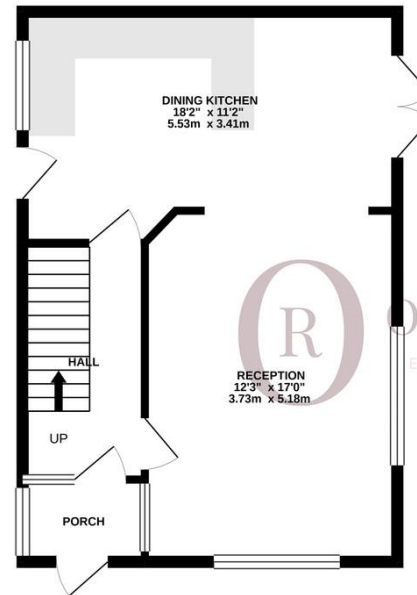
Blaby is ideally located for commuters with fast access to the M1/M69 and benefits from being within easy reach of Leicester train station providing regular services to London St Pancras International and Birmingham.

Viewings and Directions

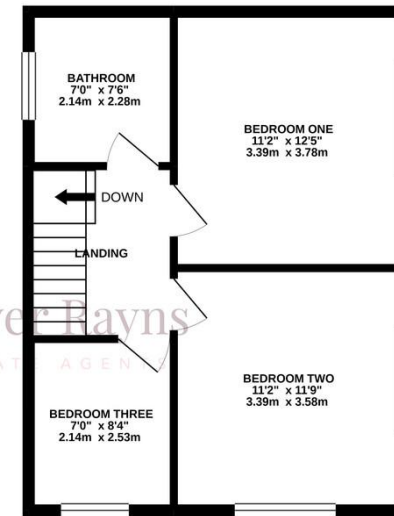
Strictly by appointment only through the sole agent Oliver Rayns.

Postcode for Sat Nav: LE8 4AE

GROUND FLOOR
483 sq.ft. (44.9 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 922 sq.ft. (85.6 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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