















Cranmer Close, Blaby, Leicester,
LE8

Offers Over: £220,000

Tenure: Freehold

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The Property Ombudsman

Cranmer Close, Blaby, Leicester, LE8

Offers Over: £220,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: D
Local Authority: Blaby District Council, Blaby

Other important information which you will need to know about this property can be found at your-move.co.uk

GUIDE PRICE £220,000 - £230,000
A well-presented three-bedroom mid town house for sale in Blaby, sold with no onward chain! Offering a spacious lounge, kitchen-diner, downstairs w/c, shower room, large rear garden backing onto open fields, recent redecoration with new carpets, and convenient access to local amenities, schools and transport links—ideal for first-time buyers, families, couples and investors. Call us now to arrange your viewing!
EPC Rating -D
Council Tax Band - B
Local...

Description

This three-bedroom mid town house in Blaby, is offered for sale with no onward chain and presents well-maintained accommodation, ideal for first-time buyers, families, couples and investors.

The ground floor features a spacious lounge and a kitchen with dining space and a range of wall and base units. A useful downstairs w/c adds convenience. Upstairs are three bedrooms, including two doubles and a single. Bedroom two and bedroom three both benefit from built-in wardrobes. The bathroom is fitted with a walk-in shower, w/c and hand basin. The loft space has been boarded creating additional storage space. The property has been recently redecorated with new carpets fitted, and holds an EPC rating of C and Council Tax band B.

Externally, the house enjoys a large rear garden with a patio area, lawn, mature trees, plants and shrubs, plus a useful brick store. The garden backs onto open fields, providing a pleasant outlook.

Blaby is a popular south Leicester village with a range of local amenities including supermarkets, independent shops, cafés and pubs centred around Blaby's high street. Nearby green spaces include Bouskell Park and Northfield Park, offering play areas, walking routes and open parkland.

Public transport links are strong, with regular bus services into Leicester city centre. The nearest mainline rail services are from Leicester station, typically reachable in around 15–20 minutes by car or bus, offering routes to London St Pancras (from around 1 hour 10 minutes), Nottingham and Birmingham. The location is also convenient for nearby primary and secondary schools, making this an attractive option for families. Call us now to arrange your viewing!

Lounge
18'6" x 10'9" (5.64m x 3.28m)

Kitchen/Diner
18'6" x 8'4" (5.64m x 2.54m)

Donwstairs W/C

Bedroom 1
14'1" x 10'2" (4.3m x 3.1m)

Bedroom 2
12'3" x 10'3" (3.73m x 3.12m)

Bedroom 3
9'5" x 8'3" (2.87m x 2.51m)

Shower Room
5'9" x 5'6" (1.75m x 1.68m)

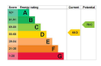
Shed
8'2" x 7'5" (2.5m x 2.26m)

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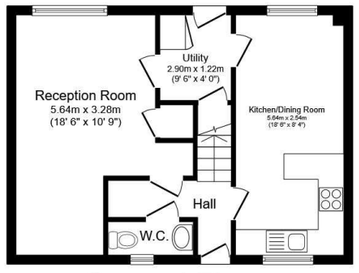
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

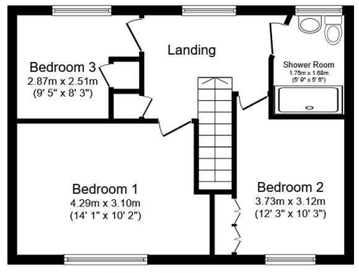
Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



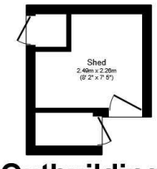
For full EPC please contact the branch.



Ground Floor



First Floor



Outbuilding

Total floor area 93.5 sq.m. (1,007 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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