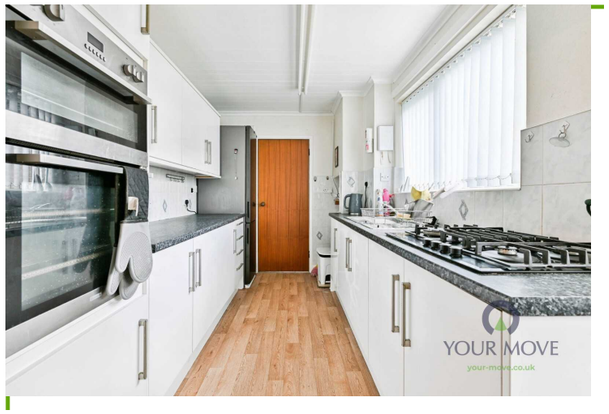
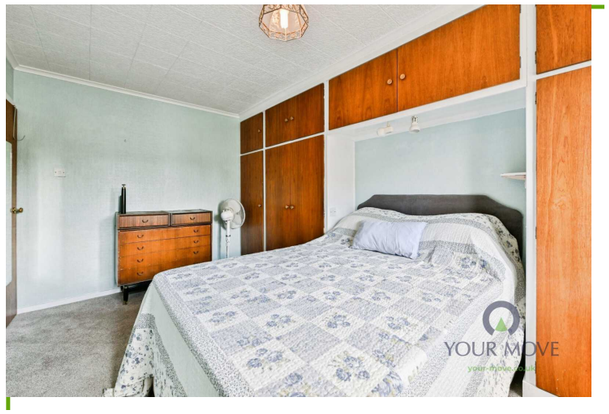
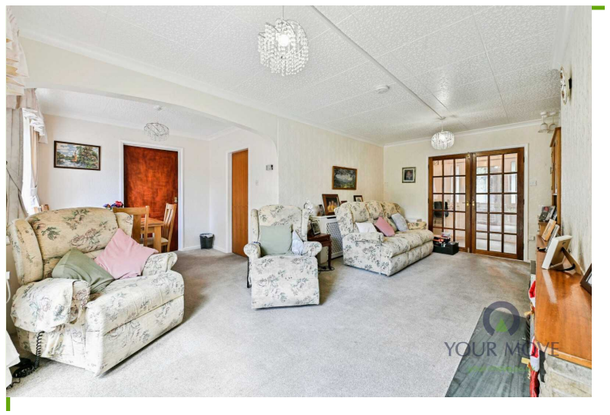


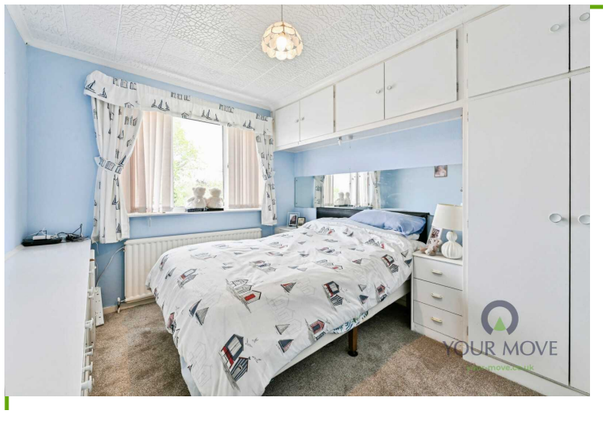


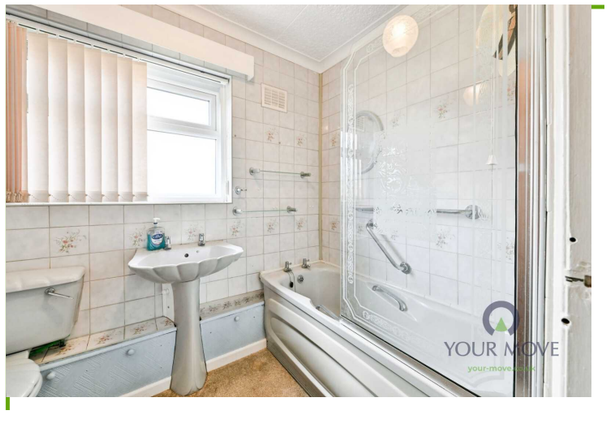












Southway, Blaby, Leicester,
Leicestershire, LE8

Offers Over: £260,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Southway, Blaby, Leicester, Leicestershire, LE8

Offers Over: £260,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: TBC
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

Council Tax Band - C
Local Authority - Blaby
Your Move are delighted to present to the market this 3-bedroom semi-detached house in a popular part of Blaby, offering open-plan living, two bathrooms, wraparound mature gardens, a large rear garage with brick store, good local schools and amenities, strong transport links into Leicester and beyond, and sold with no onward chain. Call us now to arrange your viewing!

Description
For sale: this 3bedroom semidetached house offers well planned accommodation in a popular part of Blaby, Leicester offered to the market with no onward chain!

On the ground floor, an open plan lounge/diner provides a sociable living and eating area, with direct access through to the kitchen, which is fitted with wall and base units, gas hob, electric oven and plumbing for a washing machine. A convenient ground floor wet room with walk in shower, WC and hand basin adds flexibility for everyday family life.

Upstairs, there are three bedrooms, two doubles and one comfortable single, all with built in wardrobes. The main bathroom includes a bath with shower over, WC and hand basin.

Outside, the house enjoys a wraparound, mature garden to the front and rear, with lawn, flower beds and patio areas, ideal for gardening or outdoor dining. A large garage to the rear offers off street parking and a useful brick store, accessed via the garden.

Blaby has a friendly village centre with shops, supermarkets, cafés and other local amenities. Popular primary and secondary schools are within easy reach, making this home appealing to families, first time buyers and couples.

Transport links are convenient, with regular bus services into Leicester city centre. Leicester railway station, around 20–25 minutes by car, offers services to London St Pancras in around 1 hour 10 minutes, as well as routes to Nottingham and Sheffield. Nearby green spaces and local parks provide opportunities for walks and recreation. Call us now to arrange your viewing!

Lounge/Diner
19'7" x 18'4" (5.97m x 5.6m)

Kitchen
17'3" x 8'2" (5.26m x 2.5m)

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

Bedroom 1
14'7" x 9'3" (4.45m x 2.82m)

Bedroom 2
11'2" x 9'3" (3.4m x 2.82m)

Bedroom 3
11'8" x 8'9" (3.56m x 2.67m)

Bathroom
7'6" x 5'3" (2.29m x 1.6m)

Garage/Store
32'8" x 8'9" (9.96m x 2.67m)

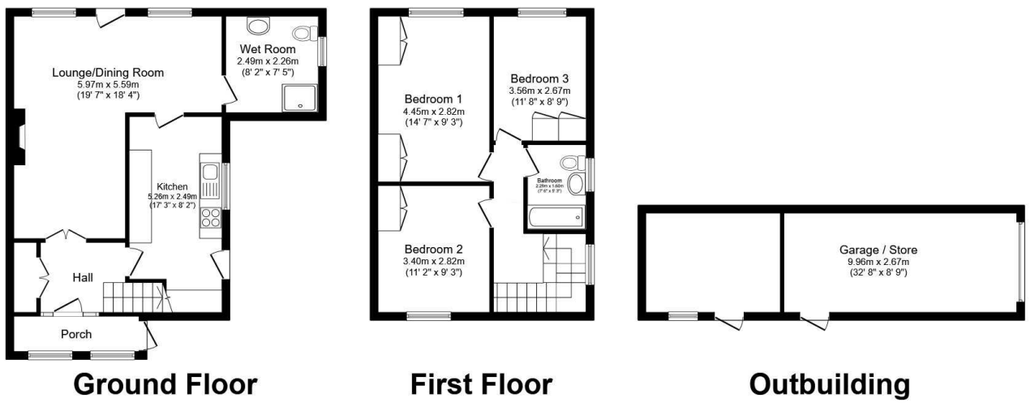
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All Measurements
All Measurements are Approximate.

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.



Total floor area 125.6 sq.m. (1,352 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). Plan produced for Your Move. Powered by www.focalagent.com

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