



BLABY ROAD, SOUTH WIGSTON

£950

Nestled on Blaby Road, this charming two-bedroom mid-town house offers a delightful blend of comfort and convenience. Ideal for first-time buyers or small families, the property boasts gas central heating and double glazing, ensuring a warm and inviting atmosphere throughout.

Upon entering, you are greeted by a welcoming entrance lobby that leads into a spacious lounge, complete with a traditional fireplace, perfect for cosy evenings. The fitted dining kitchen is a highlight, featuring modern stainless steel appliances including an oven, hob, and extractor, making it a joy for culinary enthusiasts.

The first floor comprises a generously sized double bedroom, which benefits from an airing cupboard, providing ample storage space. A second bedroom offers versatility, whether for guests, a child, or a home office. The bathroom is well-appointed with a three-piece suite and a shower over the bath, catering to all your bathing needs.

Externally, the property features off-road parking for two vehicles at the front, a valuable asset in this sought-after area. The rear garden is a delightful retreat, complete with a patio area, a small lawn, and a shed for additional storage, making it an ideal space for outdoor relaxation or entertaining.

MOORE
& YORK



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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