



4 Scouting Way

Blaby, Leicester, LE8 4JB

Guide Price £70,000



A rare opportunity to purchase a shared ownership home in the highly sought-after village of Blaby — the perfect starter home for someone looking to get onto the property ladder.

This beautifully presented two double bedroom mid-town house is offered in excellent condition throughout. The property benefits from a modern kitchen, gas central heating, UPVC double glazed windows. Outside, there is off-road parking for one car and a well-maintained rear garden.

The accommodation briefly comprises: Entrance Hall, downstairs WC, Modern Kitchen, and a spacious lounge/diner with access to the rear garden. To the first floor are two generously sized double bedrooms and a family bathroom.

Blaby offers a range of local shops, schools and amenities, with excellent transport links to Leicester and the wider motorway network.

- 25% Shared Ownership
- Two Bedroom
- Modern Townhouse
- Off Road Parking
- Low Maintenance Rear Garden
- Close to Local Amenities & Schools
- EPC Rating - TBC
- Internet - Standard, Fast & Ultra all available. See Ofcom for more details



Location

Blaby is a highly regarded and well-established village located approximately five miles south-west of Leicester city centre, offering an ideal blend of suburban comfort and countryside charm. Situated within the Borough of Blaby, the area provides excellent access to the city via the A426 and is conveniently positioned for commuters with links to the M1 and M69 motorways.

The village centre offers a comprehensive range of everyday amenities including independent shops, supermarkets, cafés, medical facilities and leisure services, together with highly regarded local schooling for all ages. Blaby also benefits from nearby retail and leisure facilities at Fosse Park, one of the largest shopping parks in the region.

Surrounded by open countryside, Blaby provides pleasant walks and green spaces while maintaining strong transport connections. Leicester city centre offers an extensive array of shopping, dining and cultural attractions, as well as a mainline railway station with direct services to London St Pancras.

Entrance Hall

13'7 x 6'8 (4.14m x 2.03m)

With stairs to the first floor and provides access to the following:

Kitchen

9'6 x 7'2 (2.90m x 2.18m)

Fitted with a range of floor and wall mounted units, rolltop work surface and tiled splashback. The kitchen also benefits from a gas hob, oven and extractor fan, plumbing for a washing machine, stainless steel sink and drainer unit, dishwasher, housing for the combi boiler, and both a uPVC double glazed window overlooking the front garden.

WC

5'2 x 3'7 (1.57m x 1.09m)

Lounge Diner

13'7 x 13'6 (4.14m x 4.11m)

uPVC double glazed window to the rear aspect and provides access into the garden.

Landing

Provides access to both bedrooms and the family bathroom.

Bedroom One

13'7 x 10'5 (4.14m x 3.18m)

Spacious double bedroom with storage over the stairs and uPVC double glazed window to the front aspect.

Bedroom Two

13'7 x 9'7 (4.14m x 2.92m)

Another good size bedroom with uPVC double glazed window to the rear aspect.

Bathroom

6'8 x 6'2 (2.03m x 1.88m)

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc.

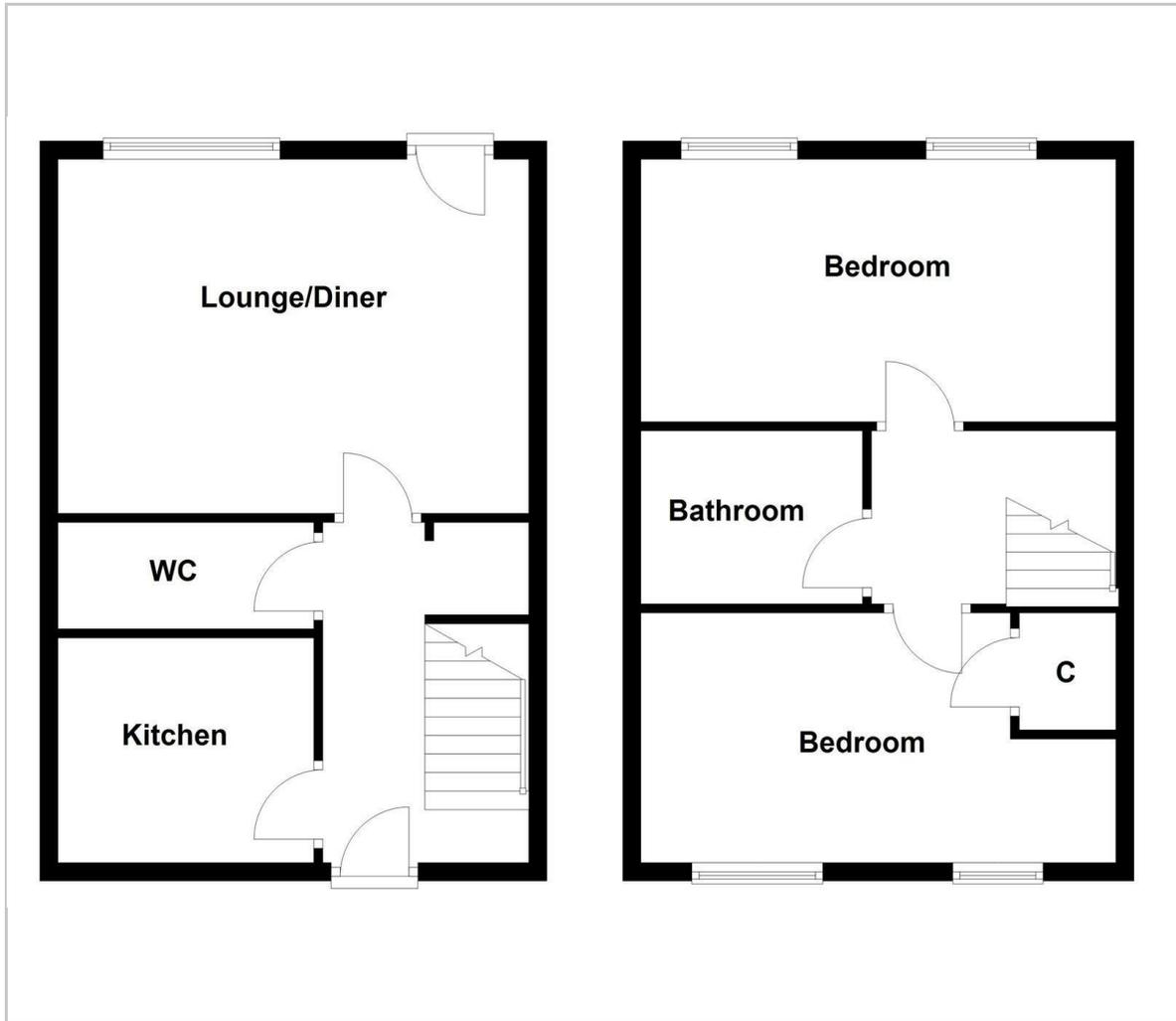
Outside

To the rear is a well presented, low maintenance garden. The garden benefits from, paved patio area, artificial turf, planted slate borders and fenced boundaries.

The side offers further parking which in turn leads to the side gate.



Floor Plan



Viewing

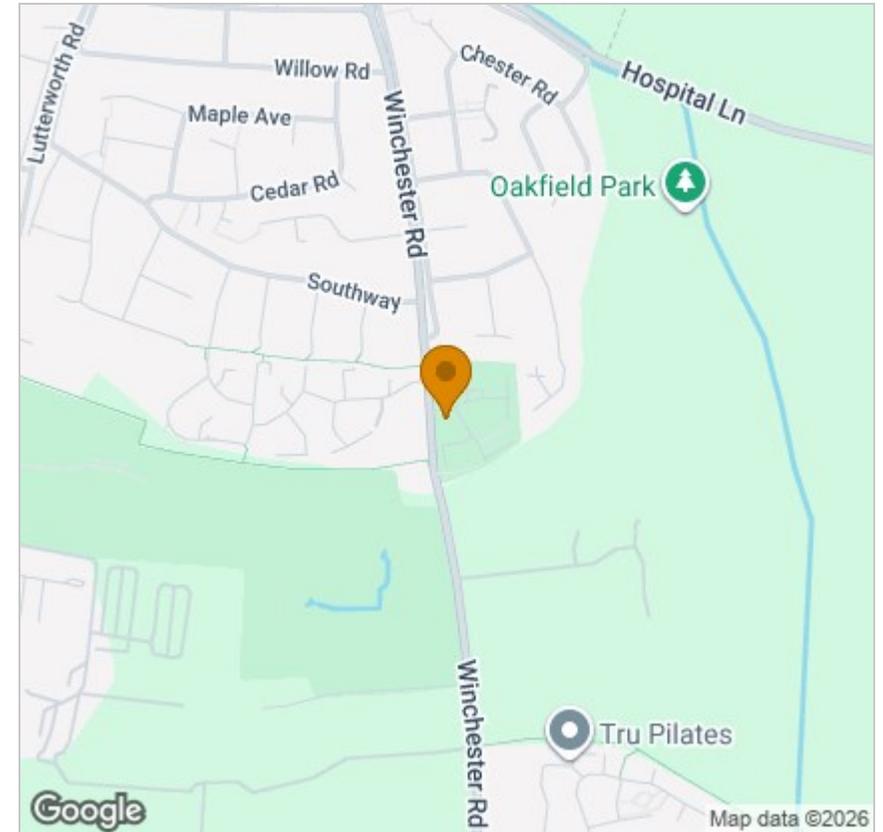
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Area Map



Energy Efficiency Graph

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 	