



Connells

Chester Road
Blaby Leicester



Property Description

Blaby is a delightful village situated in South Leicestershire. The buildings in Blaby are both of historical and architectural interest as Old Blaby is a conservation area. It contains some ancient and picturesque dwellings giving the charming village an olde world feel. The Bakers Arms thatched roof public house in Blaby dates back to 1484 and there are other public houses and local amenities including a post office, two supermarkets, pharmacies, health centres, library, hotel, two primary schools, a dentist, churches and Bouskell and Northfield Parks. As well as being serviced by good transport links Blaby is a charming village filled with character and has plenty to offer.

This three bedroom property is situated in the sought after location of Blaby and is well presented throughout. Viewing is highly recommended to appreciate the space this property has to offer.

Entrance Hall

With a door and double glazed window to the front of the property, central heating radiator, stairs rising to the first floor and understairs cupboard also with a window to the front.

Lounge/ Diner

19' 2" x 10' 10" (5.84m x 3.30m)

There is a double glazed window to the front of the property, electric fireplace, central heating radiator, coving to the ceiling and double glazed French doors to the rear.

Kitchen

12' 1" x 11' 5" (3.68m x 3.48m)

Fitted with wall and base units, work surfaces, electric double oven, gas hob with cooker hood over, tiled flooring, central heating radiator and double glazed window to the rear of the property and door to the utility room.

Utility Room

13' 11" x 4' 8" (4.24m x 1.42m)

There are base units, work surfaces housing the sink drainer, splashback tiling, plumbing for a washing machine, central heating radiator, space for a fridge, tiled flooring, windows to the side and rear and door to the side leading out to the garden.



First Floor Landing

With stairs rising from the ground floor, loft access and double glazed window to the front of the property.

Bedroom One

11' 7" x 11' 1" (3.53m x 3.38m)

With a double glazed window to the rear of the property, central heating radiator and built in wardrobes with sliding doors.

Bedroom Two

12' 2" max x 11' 8" (3.71m max x 3.56m)

With a double glazed window to the rear of the property, central heating radiator and boiler cupboard.

Bedroom Three

9' 5" max x 8' 9" (2.87m max x 2.67m)

With a double glazed window to the front of the property and central heating radiator.

Family Bathroom

There is a bath with shower over, wash hand basin, wc, fully tiled walls, heated chrome towel radiator and two double glazed windows to the front of the property.

Outside

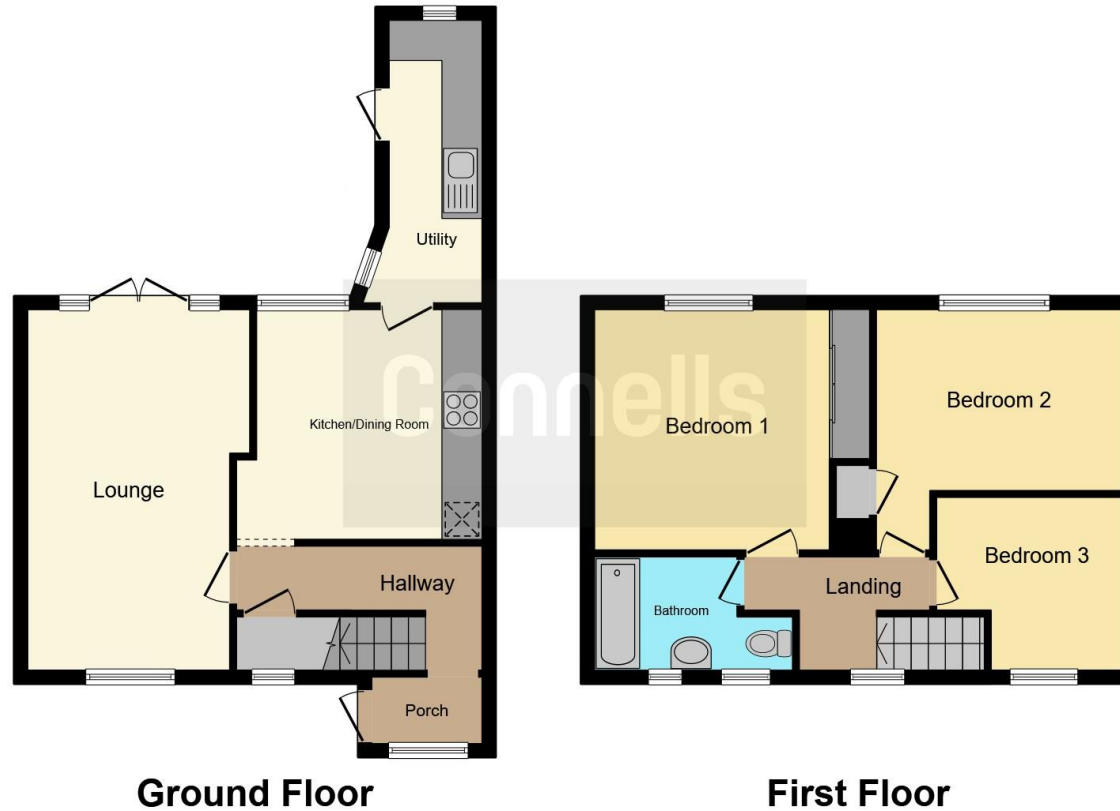
To the front of the property there is a driveway providing ample off road parking.

The rear garden has a lawn, patio area, mature shrubs and fenced borders.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA308841

directions to this property:

Proceed from our Blaby office and turn left onto Welford Road. Turn right onto Welford Road and over the mini roundabout. Turn left onto the slip road on Winchester Road and then left onto Chester Close and left again onto Chester Road where the property is located.

EPC Rating: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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