



Connells

Lime Grove
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 extended three bedroom semi-detached property is situated in the sought after location of Lime Grove in Blaby. The property is well presented throughout with a recently refitted Howdens kitchen and viewing is highly recommended to appreciate all that this property has to offer.

Agents Note:

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

Entrance Porch

With a door to the front, windows to the front and sides and door through to the hallway.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor and central heating radiator.

Lounge

22' 11" x 11' 3" (6.99m x 3.43m)

With a double glazed window to the front of the property, electric fireplace, two central heating radiators, coving to the ceiling and double glazed French doors to the rear.

Kitchen/ Dining Room

21' 2" x 14' 5" (6.45m x 4.39m)

Fitted with matching wall and base units, work surfaces housing the sink drainer, splashback tiling, breakfast bar, integrated oven, gas hob with cooker hood over, integrated fridge freezer, integrated washing machine and dish washer, pull out bins, Pantry, central heating radiator, spot lights to the ceiling, double glazed window to the rear and bi-folding doors leading through to the conservatory.

Utility/ Boot Room

8' 7" x 6' 1" (2.62m x 1.85m)

With wall and base units and a tiled floor. Windows and door to the front of the property.

Conservatory

18' x 7' 6" (5.49m x 2.29m)

Accessed from the dining area, there is a wooden floor and patio doors to the rear, access to the downstairs wc and stairs rising to the the office/study area.

First Floor Landing

With stairs rising from the hallway.

Bedroom One

19' 9" x 9' 5" (6.02m x 2.87m)

With double glazed windows to the front and rear of the property, airing cupboard and fitted wardrobes.

Bedroom Two

19' 2" x 8' 5" (5.84m x 2.57m)

With double glazed windows to the front and rear of the property and central heating radiator.

Bedroom Three

11' 1" x 9' 1" (3.38m x 2.77m)

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

Bathroom

There is a bath with shower over, wash hand basin in a vanity unit, partly tiled walls, double glazed window to the rear of the property and central heating radiator.

Separate W.C.

With a wc and window to the rear.

Office/ Bedroom Four

18' 3" x 7' 6" (5.56m x 2.29m)

This room is accessed via separate stairs from the conservatory. There are double glazed sky light windows to the front and rear of the property and central heating radiator.

Outside

At the front of the property there is a driveway leading to the garage and a garden with mature plants.

The rear garden has a lawn, potting shed, mature shrubs and fenced borders.

Garage

16' 2" x 7' 9" (4.93m x 2.36m)

With double doors to the front and power and lighting.









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). Powered by www.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA308583

directions to this property:

Proceed from our Blaby office along Enderby Road and turn right onto Lime Grove where the property is located.

EPC Rating: C

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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