



Connells

Lichfield Drive
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 detached property is being offered to the market with no onward chain. The property is situated in a sought after location and is spacious throughout. With a generous sized rear garden this is one not to be missed, so viewing is highly recommended.

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 of the property, door to the hallway and a door through to the garage.

Hallway

With a composite door from the porch, central heating radiator, stairs rising to the first floor, fitted coat cupboard and under stairs storage.

Lounge

16' 4" x 12' 3" (4.98m x 3.73m)

With a double glazed window to the front of the property, gas fireplace with feature surround, coving to the ceiling, two central heating radiators and double doors through to the dining room.

Dining Room

18' 10" x 9' 1" (5.74m x 2.77m)

With double doors from the lounge, central heating radiator, coving to the ceiling and French doors leading out to the rear garden.

Kitchen

11' 10" x 8' 3" (3.61m x 2.51m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated dual fuel double oven, gas hob, cooker hood, double glazed window to the rear of the property and door to the utility room.

Utility Room

11' 8" x 6' 9" (3.56m x 2.06m)

With base units, larder unit, work surfaces with a stainless steel sink drainer, plumbing for a washing machine and tumble dryer, window and door to the rear of the property.

Workshop Area

10' 3" x 7' (3.12m x 2.13m)

Accessed from the utility room and garage and has power and lighting.

First Floor Landing

With stairs rising from the hallway, double glazed window to the side of the property and loft hatch access. (the loft is partially boarded with a telescopic ladder, power and lighting - not checked by the agent).

Bedroom One

12' 4" x 10' 8" (3.76m x 3.25m)

With a double glazed window to the rear of the property, central heating radiator, fitted wardrobes and overbed cupboards.

Bedroom Two

11' 7" x 10' 10" (3.53m x 3.30m)

With a double glazed window to the front of the property, central heating radiator and fitted wardrobes with sliding doors.

Bedroom Three

7' 11" x 7' 6" (2.41m x 2.29m)

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

Bathroom

There is a bath with mixer taps and shower attachment, gravity fed shower over the bath, shower screen, wash hand basin, wc, tiled walls, spot lights to the ceiling, central heating radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a block paved driveway providing ample off road parking which leads to the garage.

The large rear garden has a patio area, outside power and lighting, lawn, flower beds with mature shrubs and trees and fenced borders.

Garage

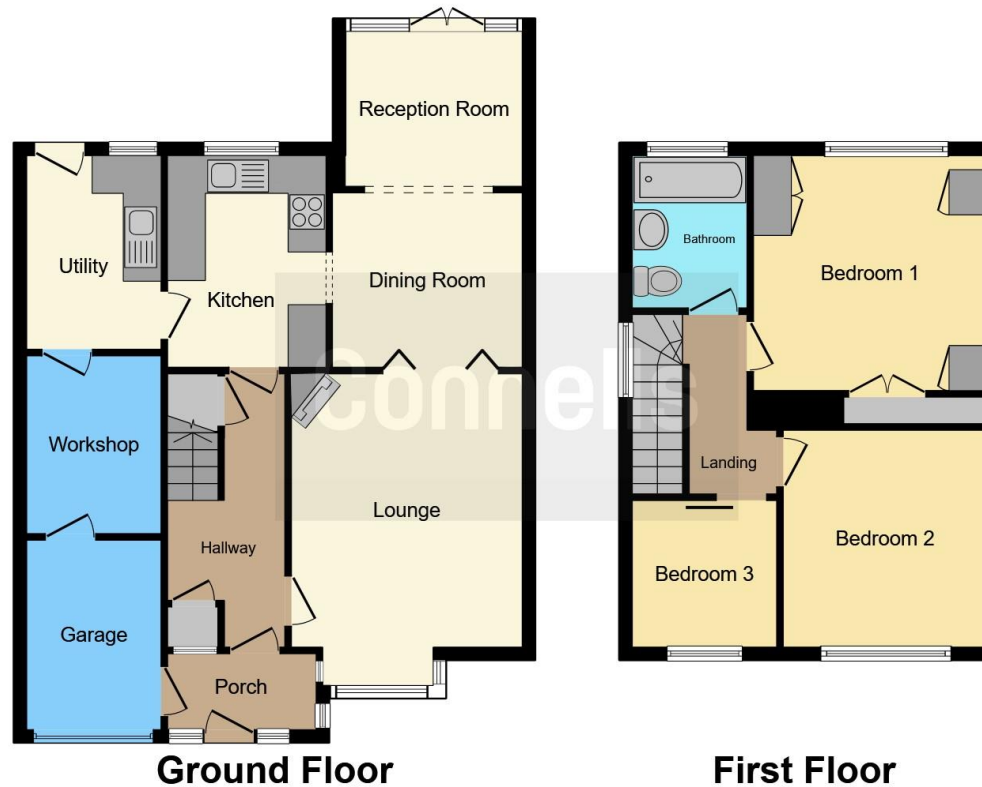
9' 3" x 7' 4" (2.82m x 2.24m)

With a remote controlled, electric roller shutter door, 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

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA308883

directions to this property:

Proceed from our Blaby office along Lutterworth Road, turning left onto The Southway and first right onto Ripon Drive. At the end of the road turn left onto Lichfield Drive 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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