



Connells

The Fairway
Blaby Leicester

The Fairway

Blaby Leicester LE8 4EN

for sale offers over
£300,000



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 semi-detached property is well presented throughout and is situated in a popular area of Blaby. It benefits from three bedrooms, and a bathroom, lounge, kitchen/diner, off road parking, garage and mature rear garden. Viewing is highly recommended.

Entrance Hall

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

Lounge

16' 10" x 10' 7" (5.13m x 3.23m)

With a window to the front of the property, central heating radiator and double doors through to the kitchen/diner.

Kitchen/ Diner

16' 10" x 9' 4" (5.13m x 2.84m)

Fitted with wall and base units, work surfaces housing the sink drainer, integrated electric oven, gas hob with cooker hood over, integrated washing machine, integrated fridge freezer, central heating radiator, spot lights to the ceiling, door to the side of the property, double glazed window to the rear of the property and double glazed patio doors leading out to the rear garden.



First Floor Landing

With stairs rising from the ground floor.

Bedroom One

14' 7" x 9' 11" (4.45m x 3.02m)

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

Bedroom Two

12' x 10' 2" (3.66m x 3.10m)

With a double glazed window to the rear of the property, fitted wardrobes, boiler and water tank and central heating radiator.

Bedroom Three

8' 1" x 6' 5" (2.46m x 1.96m)

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

Family Bathroom

7' 2" x 6' 4" (2.18m x 1.93m)

There is an 'L' shaped bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, extractor fan, partly tiled walls and double glazed window to the rear of the property.

Outside

At the front of the property there is a block paved driveway which leads to the garage. There is a lawned garden with a small wall to the front.

The rear garden has paved patio areas, lawn and borders with mature shrubs and trees.

A gate leads to the side of the property and gives access to the garage.

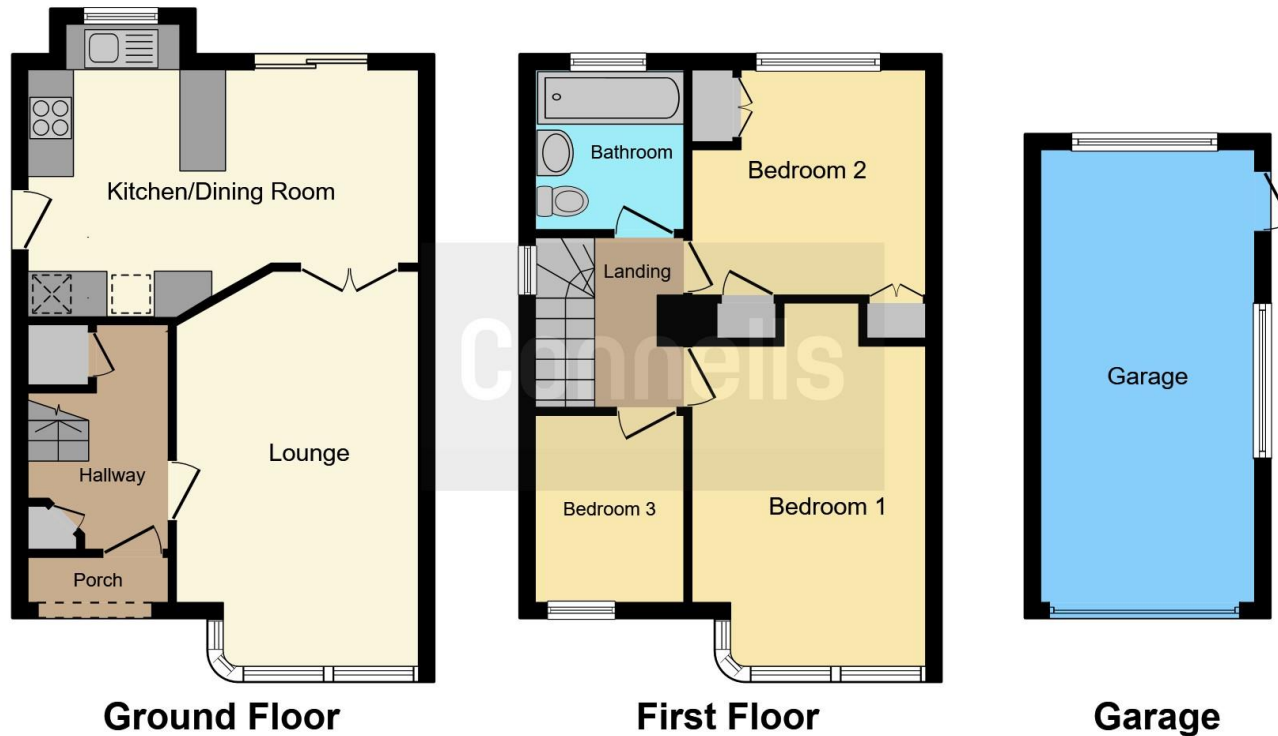
Garage

The garage has an electric door at the front, electric connected with three double sockets, windows to the rear and side and a single door at the side leading out to the rear garden.









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/BLA308983

directions to this property:

Proceed from our Blaby office along Lutterworth Road and turn right onto Grove Road. Turn right onto The Fairway where the property is situated.

EPC Rating: D

Tenure: Freehold



Awaiting Photograph

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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Property Ref: BLA308983 - 0004