



**Connells**

Hawthorn 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 three/four bedroom link-detached property is well presented throughout and is located in the village of Blaby. The property benefits from a downstairs shower room, family bathroom, master en-suite and boasts two reception rooms, kitchen/diner and conservatory. Viewing is highly recommended.

## Entrance Hall

With a door to the front of the property, central heating radiator and under stairs cupboard.

## Lounge

14' 6" x 11' ( 4.42m x 3.35m )

With a window to the front of the property, gas fireplace, tv point and central heating radiator.

## Kitchen/ Diner

24' 1" x 11' 1" ( 7.34m x 3.38m )

Fitted with wall and base units, work surfaces housing the sink drainer, island with seating, integrated double electric oven, integrated hob with cooker hood over, integrated microwave, plumbing for a washing machine, space for a tumble dryer, integrated dish washer, central heating radiator, pantry cupboard, spot lights to the ceiling, windows to the sides and door to the conservatory.

## Conservatory

11' 1" x 9' 6" ( 3.38m x 2.90m )

Accessed from the kitchen, this is a upvc construction with windows to the sides and French doors leading out to the garden and access to an under stairs storage cupboard.

## Second Reception Room/ Bedroom

11' 3" x 6' 1" ( 3.43m x 1.85m )

With a window to the side, central heating radiator, tv point and door to the shower room.

## Downstairs Shower Room

There is a shower cubicle, wash hand basin, wc and central heating radiator.

## First Floor Landing

With stairs rising from the hallway and window to the side of the property.

## Bedroom One

18' 5" x 12' 1" ( 5.61m x 3.68m )

With a window to the side of the property, dressing area with built in wardrobes, two central heating radiator and tv point.

## En-Suite

11' 6" x 6' 8" ( 3.51m x 2.03m )

There is a free standing bath, shower cubicle, wc, dual wash hand basins, extractor fan, fully tiled, designer radiator and window to the side.

## Bedroom Two

11' 9" x 10' ( 3.58m x 3.05m )

With a window to the front of the property, central heating radiator and tv point.

## Bedroom Three

7' 11" x 6' 11" ( 2.41m x 2.11m )

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

## Family Bathroom

There is a bath with mixer taps and shower over, wc, wash hand basin in a vanity unit, extractor fan, partly tiled walls, central heating radiator and window to the side of the property.

## Outside

There is a block paved driveway providing ample off road parking leading to the garage.

There are gardens to three sides of the property including an enclosed rear garden which has a lawn, patio area and fence and wall surrounds. Two outside taps and outside electric sockets.

## Garage

Has an up and over door and a single door which leads to the rear garden.



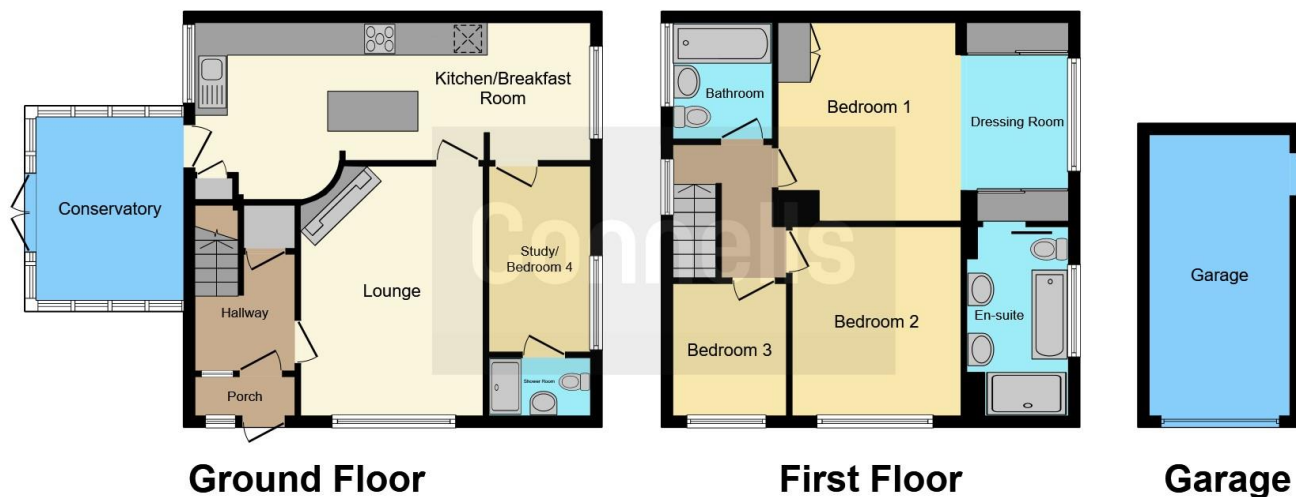












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**view this property online [connells.co.uk/Property/BLA309067](http://connells.co.uk/Property/BLA309067)**

**directions to this property:**

Proceed from our Blaby office along Lutterworth Road and turn left onto Southway. Turn left onto Cedar Road, left again onto Maple Avenue and left onto Hawthorn Drive where the property is situated.

**EPC Rating: D**

Tenure: Freehold



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