



**Connells**

Wareham 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 detached property is situated in the sought after location of Blaby and is being offered to the market with no onward chain. The property is well presented throughout and viewing is highly recommended to appreciate the accommodation on offer.

## Entrance Hall

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

## Lounge

19' 3" x 11' ( 5.87m x 3.35m )

With a double glazed window to the front of the property, gas fireplace, coving to the ceiling and central heating radiator.

## Dining Room

10' 2" x 9' 8" ( 3.10m x 2.95m )

With a double glazed window to the side of the property, central heating radiator and double glazed patio doors to the rear garden.

## Kitchen

16' 3" x 9' 6" ( 4.95m x 2.90m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, pantry cupboard, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine, central heating radiator, tiled flooring, door and double glazed window to the side of the property and double glazed window to the rear of the property.

## First Floor Landing

With stairs rising from the hallway, loft access with ladder, storage cupboard and double glazed window to the front of the property.

## Bedroom One

11' 6" x 11' 1" ( 3.51m x 3.38m )

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

## Bedroom Two

10' 9" x 9' ( 3.28m x 2.74m )

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

## Bedroom Three

11' 3" x 7' 11" ( 3.43m x 2.41m )

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

## Family Bathroom

There is a bath with shower over, wash hand basin, wc, tiled walls, central heating radiator and double glazed window to the side of the property.

## Outside

At the front of the property there is a driveway providing off road parking, a lawned garden with mature shrubs and iron gates at the side leading to the garage and rear garden.

The rear garden has a lawn, patio area and border with mature shrubs.

## Garage

20' 6" x 9' 4" ( 6.25m x 2.84m )

With an up and over door, power and light and windows to the rear and side.



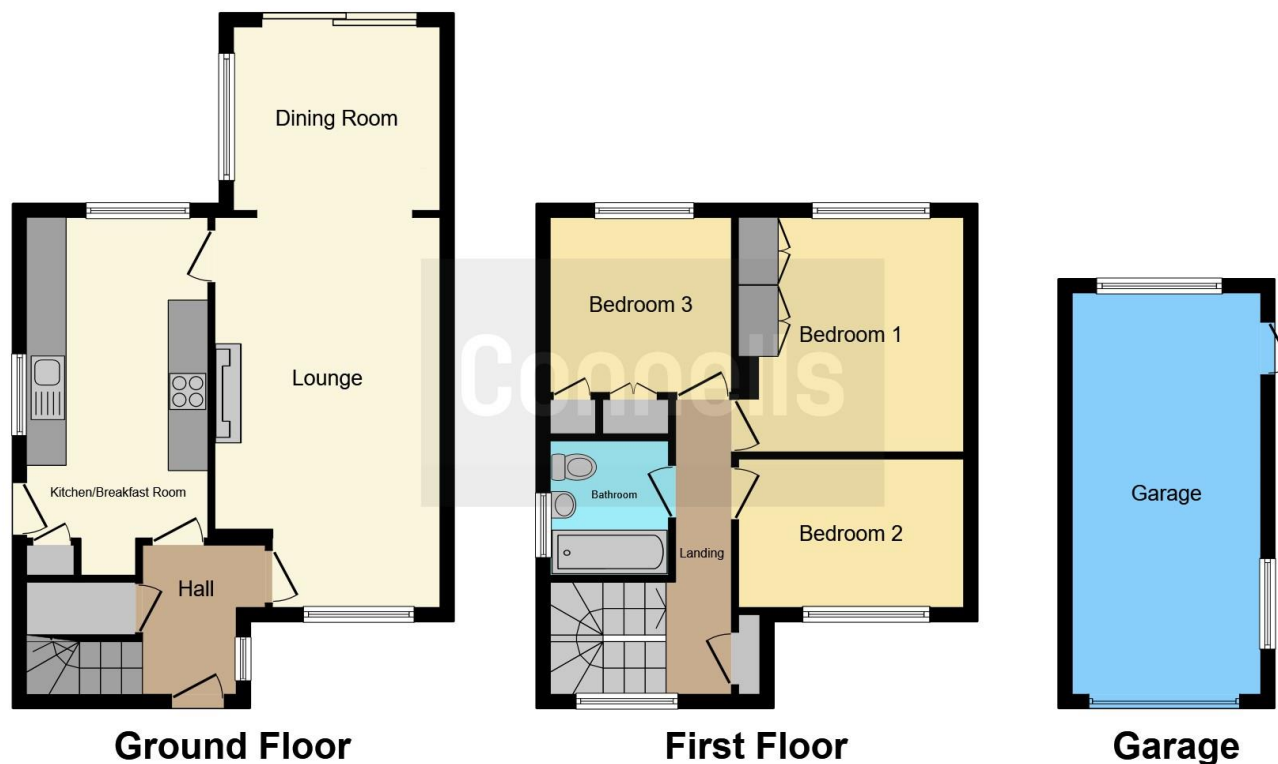












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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

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**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
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#### directions to this property:

Proceed from our Blaby office along Lutterworth Road and turn left onto Southway. Take the fifth right turn onto Wareham Road where the property is located.

**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BLA309105](http://connells.co.uk/Property/BLA309105)



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