



Connells

Ridley Close
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.

Situated in a cul-de-sac location this four bedroom property is an ideal family home. The kitchen is perfect for entertaining and the generous master bedroom is complete with an en-suite and dressing area. The property is well presented throughout and viewing is highly recommended.

Entrance Porch

With a door to the front of the property.

Entrance Hall

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

Study/ Reception Room

13' 2" x 11' 9" (4.01m x 3.58m)

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

Kitchen/ Diner

16' 8" x 14' 3" (5.08m x 4.34m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven, gas hob with cooker hood over, integrated dish washer and fridge freezer, LED spot lights and a double glazed window to the rear of the property.

Utility Room

9' x 6' 7" (2.74m x 2.01m)

There are base cupboards, work surfaces, plumbing for a washing machine, slate tiled flooring, door to the rear garden and a double glazed window to the rear of the property.

Cloakroom

Accessed from the utility there is a wc, wash hand basin, boiler and double glazed window to the rear of the property.

Lounge

21' 7" x 11' 11" (6.58m x 3.63m)

With double glazed windows to the front and side of the property, central heating radiator and double doors through to the kitchen.

First Floor Landing

With stairs rising from the hallway and loft access.

Bedroom One

21' 6" max x 12' max (6.55m max x 3.66m max)

With double glazed windows to the front and rear of the property, vertical radiator, door to the en-suite and loft access (which is partly boarded - not checked by the agent).

En-Suite

There is a shower cubicle, wash hand basin, wc, heated chrome towel radiator, tiled walls, tiled flooring and double glazed window to the rear of the property.

Bedroom Two

12' 9" max x 12' 6" (3.89m max x 3.81m)

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

Bedroom Three

12' 9" max x 8' 4" (3.89m max x 2.54m)

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

Bedroom Four

9' 10" x 8' 2" (3.00m x 2.49m)

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

Family Bathroom

There is a bath with shower over, wash hand basin, wc, heated chrome towel radiator, tiled walls and double glazed window to the rear of the property.

Outside

At the front of the property there is off road parking which leads to the garage and gravelled areas.

The rear garden has a lawn, paved patio, gravelled area and fenced borders.

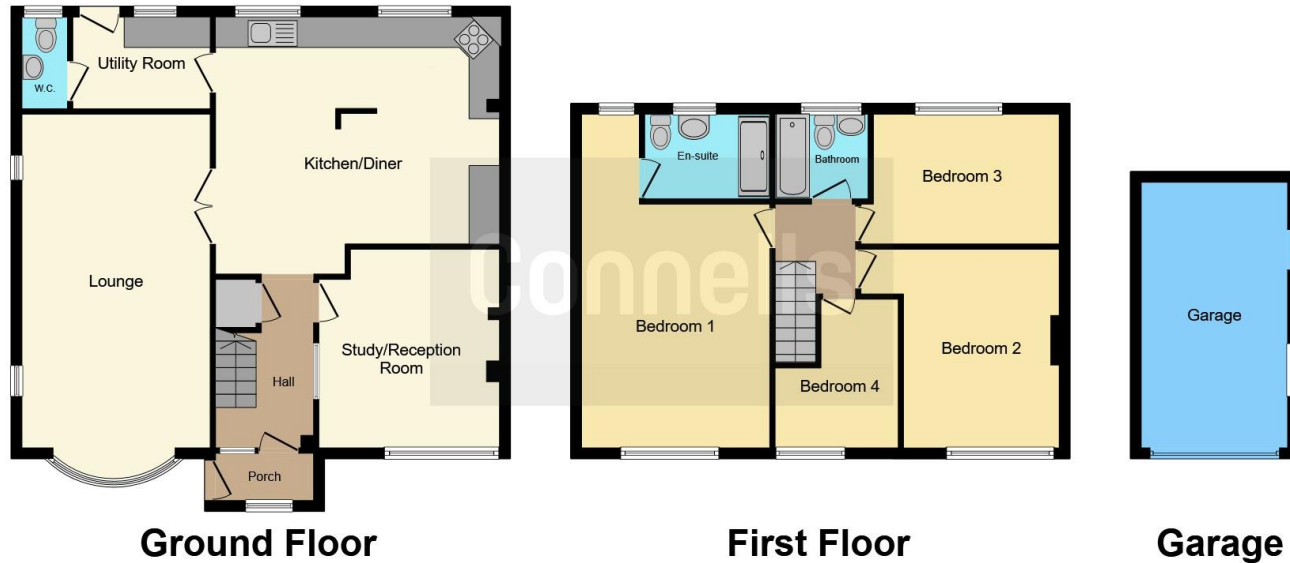
Garage

With 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/BLA309280

directions to this property:

Proceed from our Blaby office along Lutterworth Road and turn right onto Heybrook Avenue. Turn left onto Broadmead Road and right onto Ridley Close 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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