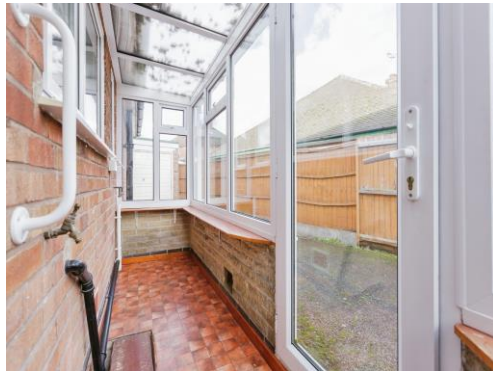




The Fairway

Blaby Leicester LE8 4EL

for sale
£250,000



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 two bedroom property is being offered to the market with no onward chain is situated in the sought after location of Blaby. The property is well presented throughout and has the benefit of a low maintenance garden and a generous sized driveway. Viewing is highly recommended.

Entrance Hall

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

Lounge

15' x 11' 5" (4.57m x 3.48m)

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

Kitchen

15' 9" x 7' 1" (4.80m x 2.16m)

Fitted with matching wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated oven and hob with cooker hood over, plumbing for a washing machine, three double glazed windows to side of the property and double glazed door leading through to the side porch.

Side Porch

With double glazed windows and door to the side and has an outside tap.

Bedroom One

12' 8" x 11' 6" (3.86m x 3.51m)

With a double glazed window to the rear of the property, built in wardrobes and dressing table and a central heating radiator.

Bedroom Two

11' x 9' 1" (3.35m x 2.77m)

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

Shower Room

There is a walk in shower cubicle, wash hand basin with vanity unit, wc, tiled walls and double glazed window to the front of the property.

Outside

At the front of the property there is a gravelled garden area, ample off road parking with double wooden gates leading through to the rear garden and garage.

The rear garden is low maintenance with paved areas and mature shrubs.

Garage

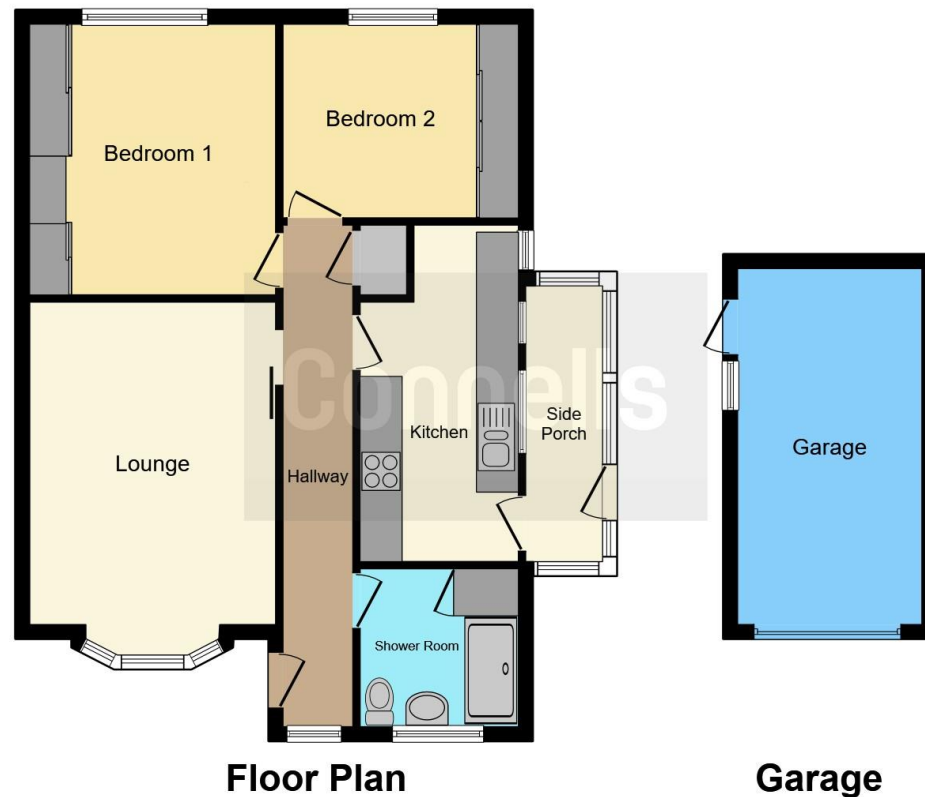
16' 11" x 8' 7" (5.16m x 2.62m)

With an up and over door to the front and a single door and window to the 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

To view this property please contact Connells on

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 LEICESTER LE8 4GQ

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: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309342



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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