



Connells

Enderby Road
Blaby Leicester

Enderby Road Blaby Leicester LE8 4GD

for sale offers in excess of
£220,000



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 house is situated within walking distance to the heart of Blaby village and makes for an ideal first time buy. The property benefits from two reception rooms, two bedrooms and a rear garden. Viewing is strongly advised

Entrance Hall

With a double glazed door to the front of the property and under stairs cupboard,

Lounge

13' x 10' 9" (3.96m x 3.28m)

With a double glazed window to the front of the property, fireplace (which is blocked off), central heating radiator, tv point, coving to the ceiling and double doors through to the dining room

Dining Room

13' 3" x 11' (4.04m x 3.35m)

With double doors opening from the lounge, fireplace, door which leads to the staircase, central heating radiator and double glazed french doors leading out to the rear garden.

Kitchen

8' 10" x 8' 3" (2.69m x 2.51m)

There are fitted wall and base units, work surfaces housing the sink drainer, space for a cooker, plumbing for a washing machine and dish washer, space for a fridge freezer, central heating boiler, double glazed window to the side and door leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and cupboard with loft access.

Bedroom One

13' 3" x 12' 11" (4.04m x 3.94m)

With two double glazed windows to the front of the property, built in wardrobes and central heating radiator.

Bedroom Two

13' x 8' 4" (3.96m x 2.54m)

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

Bathroom

There is a free standing bath with mixer taps and shower attachment, walk in shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

There is a small walled garden at the front with path to the front door and path leading to the side gate.

The rear garden has a small lawn, paved areas, mature shrubs, shed and gated side access.

Outbuilding

With a wc, lighting and a separate shed area.









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

directions to this property:

Proceed from our Blaby office and turn right onto Enderby Road where the property is located on the right hand side.

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309203



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