



Connells

Walnut Way
Blaby Leicester

Walnut Way Blaby Leicester LE8 4BD

for sale offers in excess of
£300,000



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 three bedroom detached property is situated in the highly sought after location of Blaby. The property benefits from a downstairs WC, detached garage, driveway and front & rear gardens. The property makes for an ideal family home. Call to view.

Entrance Porch

With a double glazed door and window to the front of the property and door through to the hallway.

Hallway

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

Cloakroom

There is a wc, wash hand basin and double glazed window to the side of the property.

Lounge

17' 2" x 10' 11" (5.23m x 3.33m)

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

Dining Room

10' x 8' 8" (3.05m x 2.64m)

With a central heating radiator, coving to the ceiling and double glazed patio doors through to the conservatory.

Conservatory

9' 11" x 8' 9" (3.02m x 2.67m)

With double glazed windows to the rear and side and a door leading out to the garden.

Kitchen

12' 7" x 8' 8" (3.84m x 2.64m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, double glazed window to the rear of the property and door to the side of the property.

First Floor Landing

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

Bedroom One

14' x 8' 2" (4.27m x 2.49m)

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

Bedroom Two

11' x 10' 5" (3.35m x 3.17m)

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

Bedroom Three

9' 1" x 7' (2.77m x 2.13m)

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

Shower Room

There is a walk in shower cubicle, wash hand basin, wc, heated towel radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a driveway providing off road parking.

The rear garden has a lawn and flower beds.

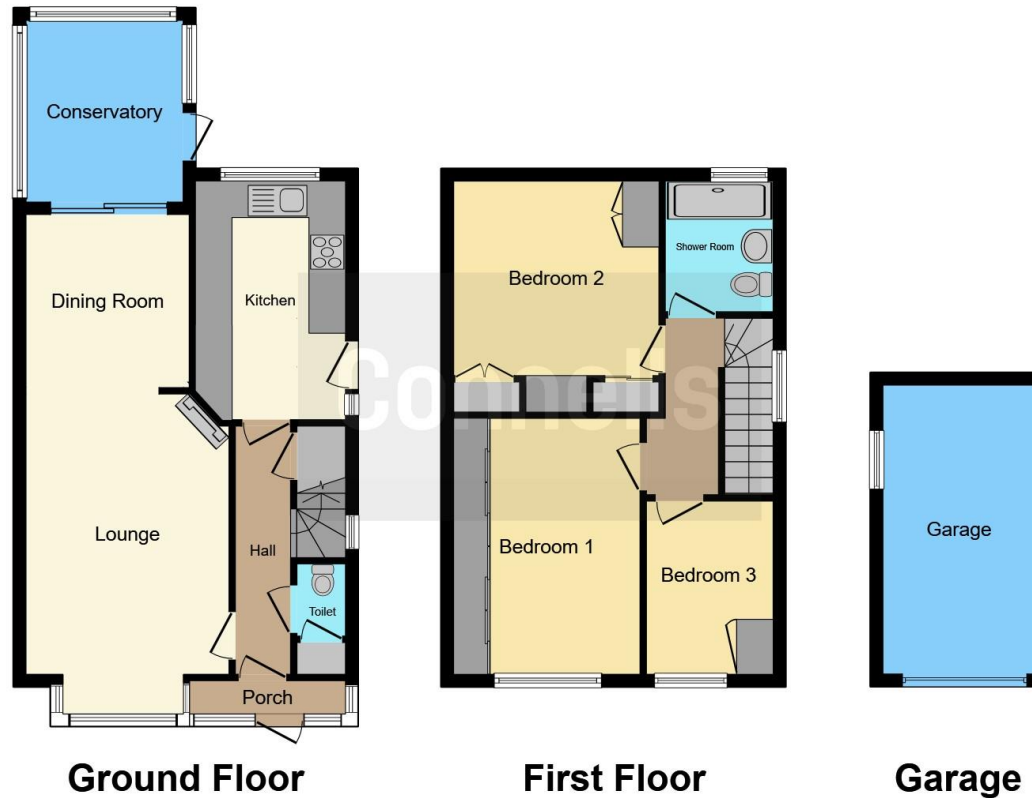
Garage

With double doors at the front, double glazed window to the rear, 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

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA309212

directions to this property:

Proceed from our Blaby office along Lutterworth Road, continue along and take the second turning on the left onto Southway. Turn left onto Cedar Road and second left onto Walnut Way where the property is located.

EPC Rating: C

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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