



**Connells**

Chester Road  
Blaby Leicester

# Chester Road Blaby Leicester LE8 4HA

for sale offers over  
**£255,000**



## 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 spacious three bedroom property is situated in the sought after location of Blaby. With a large kitchen/diner and lounge ideal for entertaining. The property is well presented throughout and viewing is highly recommended to appreciate everything this property has to offer.

## Entrance Hall

With a door to the front of the property, stairs rising to the first floor and understairs cupboard.

## Lounge

18' 8" x 10' 11" ( 5.69m x 3.33m )

With a double glazed window to the front of the property, central heating radiator and double glazed French doors leading out to the rear garden.

## Kitchen/ Diner

11' 3" x 10' 11" ( 3.43m x 3.33m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated double oven, integrated hob with cooker hood over, vertical radiator, tiled flooring and a double glazed window to the rear of the property.

## Utility Room

14' 4" x 4' 6" ( 4.37m x 1.37m )

There are base units, work surface, plumbing for a washing machine, space for a freezer, central heating radiator, double glazed windows to the rear and side of the property a door leading out to the rear garden.

## First Floor Landing

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

## Bedroom One

12' x 11' 6" max ( 3.66m x 3.51m max )

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

## Bedroom Two

11' 9" x 11' 7" ( 3.58m x 3.53m )

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

## Bedroom Three

8' 11" x 8' 6" ( 2.72m x 2.59m )

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

## Shower Room

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

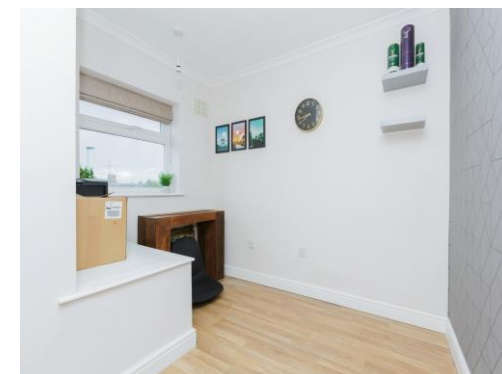
## Separate W.C.

There is a wc and window to the front of the property.

## Outside

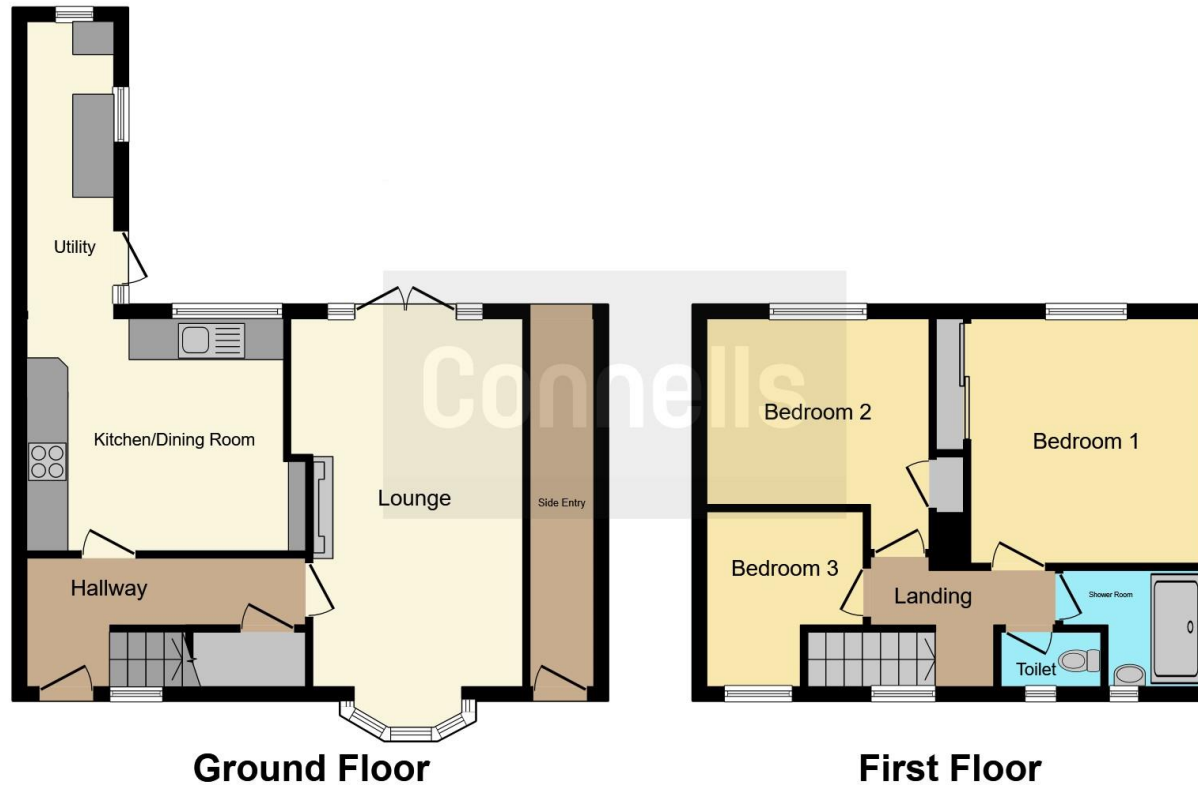
At the front of the property there is a lawned garden with pathway to the front door.

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









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

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

#### directions to this property:

Proceed from our Blaby office and turn left onto Welford Road. Turn right onto Welford Road and over the mini roundabout. Turn left onto the slip road on Winchester Road and then left onto Chester Close and left again onto Chester Road where the property is located.

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BLA309129](http://connells.co.uk/Property/BLA309129)



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA309129 - 0005