



Connells

Western Drive
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.

This spacious three bedroom property is situated in the sought after location of Blaby. The property is situated on a generous plot with a large driveway and idyllic rear garden. The property is well presented throughout and viewing is highly recommended to appreciate the space this property offers.

Entrance Hall

With a door to the front of the property, central heating radiator, stairs to the first floor and meter cupboard.

Lounge

13' 3" x 12' 9" (4.04m x 3.89m)

With a central heating radiator, gas fireplace with brick built surround, coving to the ceiling and double glazed French doors to the rear of the property.

Kitchen/ Dining Room

16' 1" x 10' 5" (4.90m x 3.17m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for a cooker, cooker hood, pantry, space for a fridge and double glazed windows to the rear and side of the property.

Utility Room

There are base cupboards, work surfaces, plumbing for a washing machine, double glazed window to the front and door to the side hall.

Side Hall

With a door to the side of the property, access to a shed, a storage area and the wc/cloakroom.

Cloakroom

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

First Floor Landing

With stairs rising from the hallway, loft access and a double glazed window to the front of the property.

Bedroom One

12' 10" max x 12' 10" max (3.91m max x 3.91m max)

With two double glazed windows to the rear of the property, central heating radiator and cupboard.

Bedroom Two

12' 8" max x 10' 6" max (3.86m max x 3.20m max)

With a double glazed window to the rear of the property, central heating radiator and cupboard with hanging space and coving to the ceiling.

Bedroom Three

9' 9" max x 7' 7" max (2.97m max x 2.31m max)

With a double glazed window to the front of the property, central heating radiator and over stairs cupboard with hanging space.

Bathroom

There is a bath with mixer taps and shower over, wash hand basin in a vanity unit, wc with concealed cistern, heated chrome towel radiator and double glazed window to the side of the property.

Outside

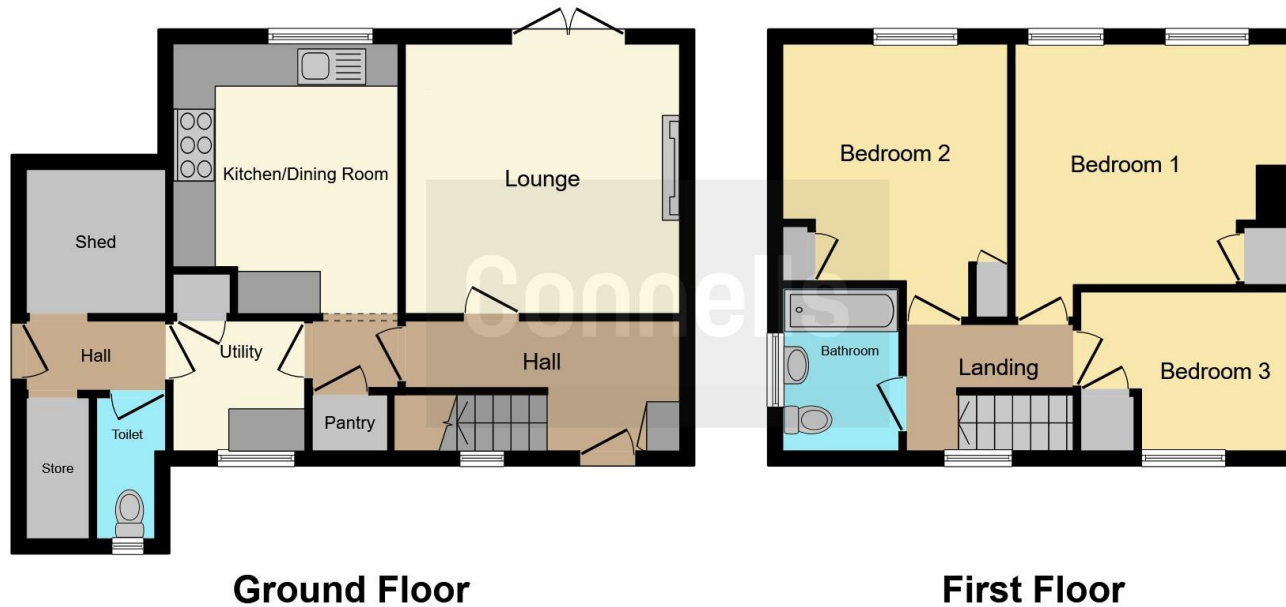
At the front of the property there is a block paved driveway providing ample off road parking, fencing to the sides and wall at the front.

The rear garden has a lawn, sunken patio area with wall surround, shed, further patio area at the bottom of the garden with a pond, fenced borders and a side gate from the front.









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/BLA309330

directions to this property:

Proceed from our Blaby office along Butterscotch Road and turn left onto Western Drive where the property is located on the right hand side.

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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