



Connells

Winchester Road
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 three bedroom detached property is well presented throughout and is situated in the sought after location of Blaby. The property benefits from an extra room outside ideal for hobbies or an extra space for working from home. Viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hall

With a door to the front of the property, double glazed window to the side of the property, stairs rising to the first floor, storage cupboard and central heating radiator.

Lounge

16' 9" x 12' 3" (5.11m x 3.73m)

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

Dining Room

9' 11" x 9' 3" (3.02m x 2.82m)

With a central heating radiator, sliding door to the kitchen and is open to the 3rd reception room.

Third Reception Room/ Snug

9' x 7' 10" (2.74m x 2.39m)

With a central heating radiator, fireplace and double glazed patio doors to the rear garden.

Kitchen

11' 5" x 8' 1" (3.48m x 2.46m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, pantry, tiled floor, door to the utility room and a double glazed window to the rear of the property.

Utility Room

15' 10" x 6' 11" (4.83m x 2.11m)

There is a double glazed door and window to the front of the property, base units, work surfaces, space for a fridge freezer, access to the cloakroom and a door to the rear garden.

Cloakroom

There is a wc, wash hand basin, partly tiled walls and window to the rear of the property.

First Floor Landing

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

Bedroom One

11' 9" x 10' 10" (3.58m x 3.30m)

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

Bedroom Two

12' 7" x 12' 1" (3.84m x 3.68m)

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

Bedroom Three

8' 5" x 7' 6" (2.57m x 2.29m)

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

Wet Room

There is a shower, wash hand basin, wc, tiled walls, central heating 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 patio area, gravelled areas, shed and timber fencing.

Outbuilding/ Office Area

18' 5" x 8' 6" (5.61m x 2.59m)

With double glazed windows and a door to the front and three windows 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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view this property online connells.co.uk/Property/BLA307034

directions to this property:

Proceed from our Blaby office along Lutterworth Road, turning left at Aldi onto Welford Road, turn right onto Welford Road which becomes Winchester Road where the property is located.

EPC Rating: D

Tenure: Freehold



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Property Ref: BLA307034 - 0003