

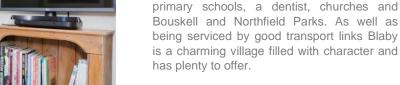
Winchester Road Blaby Leicester

# Connells

# Winchester Road Blaby Leicester LE8 4HL







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**

**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

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.

















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onto Welford Road which becomes Winchester Road where the property is located.

Proceed from our Blaby office along Lutterworth Road, turning left at Aldi onto Welford Road, turn right

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

EPC Rating: D

Tenure: Freehold





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