



**Connells**

Saxon Gardens  
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 two bedroom property would make an ideal first time purchase. The property is well presented throughout and has two large sized bedrooms. Situated in the sought after location of Blaby viewing is highly recommended to appreciate the accommodation on offer.

## Entrance Hall

With a door to the front of the property, stairs rising to the first floor, tiled flooring and central heating radiator.

## Cloakroom

There is a wc, wash hand basin, heated chrome towel radiator and double glazed window to the front of the property.

## Kitchen

10' 3" x 6' 2" ( 3.12m x 1.88m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven, gas hob with cooker hood over, plumbing for a washing machine, integrated fridge freezer, central heating radiator and double glazed window to the front of the property.

## Lounge/Diner

14' 1" x 13' 6" ( 4.29m x 4.11m )

With double glazed patio doors to the rear, storage cupboard and central heating radiator.

## First Floor Landing

With stairs rising from the hallway.

## Bedroom One

13' x 11' 6" ( 3.96m x 3.51m )

With two double glazed windows to the front of the property with fitted blinds, built in wardrobes, central heating radiator and loft access.

## Bedroom Two

13' 1" x 7' 8" ( 3.99m x 2.34m )

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

## Bathroom

There is a 'P' shaped bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls and heated chrome towel radiator.

## Outside

At the front of the property there is parking.

The rear garden has a patio area, lawn, rear gate and timber fencing.

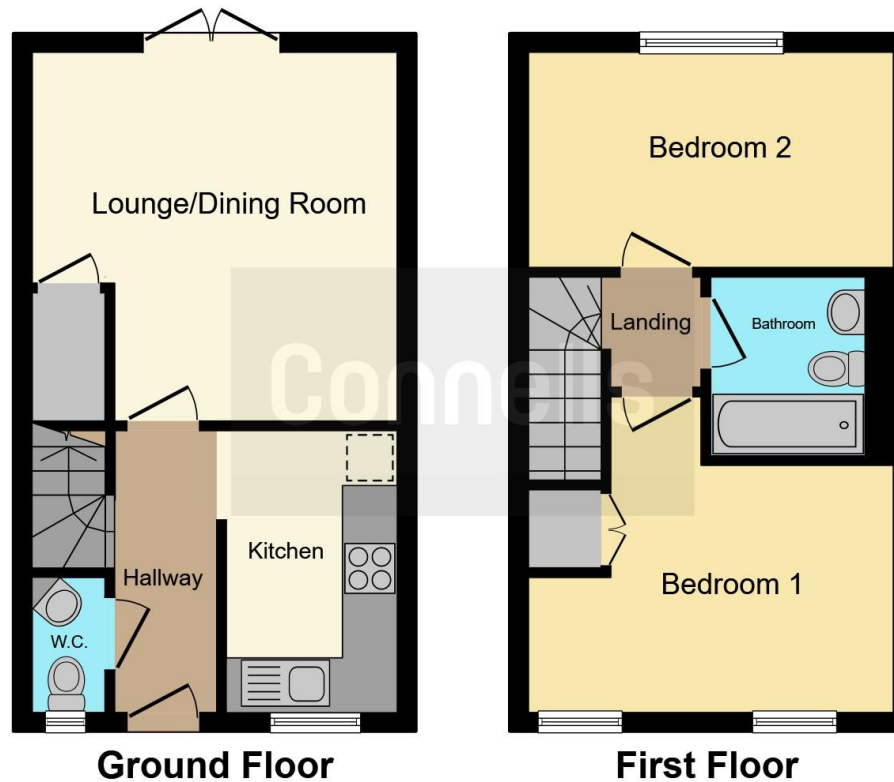












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**directions to this property:**

Proceed from our Blaby office along Lutterworth Road. Turn left onto Western Drive and left again onto Saxon Gardens where the property is located.

**EPC Rating: B**

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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