



Connells

Leamington 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 three bedroom detached property is being offered to the market with no onward chain. The property is situated in a cul-de-sac location in the sought after village of Blaby and viewing is highly recommended to appreciate the accommodation this property has to offer.

Entrance Hall

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

Lounge

19' 5" x 10' 11" (5.92m x 3.33m)

With a double glazed window to the front of the property, gas fireplace, central heating radiator, coving to the ceiling and patio doors leading through to the conservatory.

Dining Room

9' 1" x 8' 1" (2.77m x 2.46m)

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

Kitchen

10' 7" x 9' 9" (3.23m x 2.97m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for an oven, plumbing for a washing machine and dish washer, double glazed window and door to the side of the property.

Conservatory

11' 9" x 9' 4" (3.58m x 2.84m)

Is a UPVC construction with double glazed windows and double doors leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor, window to the front and loft access.

Bedroom One

11' 6" x 11' (3.51m x 3.35m)

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

Bedroom Two

11' x 7' 6" (3.35m x 2.29m)

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

Bedroom Three

10' 6" x 9' (3.20m x 2.74m)

With a double glazed window to the rear of the property, cupboard housing the boiler and central heating radiator.

Bathroom

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

Outside

At the front of the property there is block paved parking which leads through double gates to the garage.

The rear garden has a block paved patio area, lawn, mature shrubs, side gate from the front and timber fenced borders.

Garage

With an up and over door, power and lighting and a window at 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/BLA309363

directions to this property:

Proceed from our Blaby office along Lutterworth Road and turn left onto Southway. Turn right onto Leamington Drive where the property is located

EPC Rating: D

Tenure: Freehold



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