



OAKMAN
1887
COTTAGES

Connells
FOR SALE

Connells

Park 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 ideal first time purchase on Park Road in Blaby is situated close to local amenities. The property boasts a spacious Kitchen/Diner ideal for entertaining family and friends. Viewing is highly recommended to appreciate the accommodation this property has to offer.

Lounge

14' 4" x 11' 11" (4.37m x 3.63m)

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

Kitchen/ Diner

21' 3" x 12' 6" (6.48m x 3.81m)

Fitted with wall and base units, work surfaces, double electric oven, 5 ring gas hob, tiled flooring, spot lights to the ceiling and a door leading out to the rear garden.

Utility Area

Continuing from the kitchen, there are base units, work surfaces housing the stainless steel sink drainer, plumbing for a washing machine, spot lights to the ceiling and a double glazed window to the side of the property.

Cloakroom

There is a wc, wash hand basin and double glazed window to the rear of the property.



First Floor Landing

With stairs rising from the ground floor.

Bedroom One

14' 4" x 9' (4.37m x 2.74m)

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

Bedroom Two

11' 3" x 10' 5" (3.43m x 3.17m)

With a double glazed window to the rear of the property, central heating radiator and a large walk in wardrobe.

Bathroom

There is a 'L' shaped bath with mixer taps and shower over, wash hand basin in a vanity unit, wc with concealed cistern, partly tiled walls, LED spotlights, central heating radiator and two double glazed windows to the side of the property.

Loft Room

16' 9" max x 12' 9" (5.11m max x 3.89m)

With a double glazed window to the rear of the property and central heating radiator. This room is outstanding the building regulations for this conversion.

Outside

There is a small paved area to the front of the property and a gate at the side leading through an alleyway to the rear.

The rear garden has a lawn, pebbled area and rear gate leading to a parking space for the property.

Agents Note:

There is an easement on the title, please enquire with the branch.









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/BLA309464

directions to this property:

Proceed from our Blaby office along Lutterworth Road and turn right onto Park Road where the property is located.

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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