



Connells

Lutterworth Road
Blaby Leicester

Lutterworth Road Blaby Leicester LE8 4DN

for sale offers over
£325,000



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 extended three bedroom semi-detached property is being presented to the market in the sought after location of Blaby. Benefiting from a single storey extension making an impressive kitchen-reception room, perfect for the additional space. Viewing is highly recommended to appreciate this home.

Porch

With a door to the front of the property.

Entrance Hall

With a door from the porch, stairs rising to the first floor, under stairs cupboard, meter cupboard and window to the side of the property.

Lounge

17' 5" max into bay x 12' 5" (5.31m max into bay x 3.78m)

With a double glazed bay window to the front of the property, log burner which goes through to the kitchen and central heating radiator.

Kitchen

16' 7" x 10' 10" (5.05m x 3.30m)

Fitted with wall and base units, solid oak work surfaces housing the stainless steel, one and a half bowl sink drainer, two integrated electric ovens, integrated electric hob, extractor fan which is built in to the island and rises up, microwave oven, warming drawer, wine fridge built in the island, integrated dish washer, central heating radiator spot lights to the ceiling and log burner which goes through to the lounge.

Living/Dining Room

18' 6" x 12' 10" (5.64m x 3.91m)

There are two central heating radiators, double glazed patio doors leading out to the rear garden, a door to the utility room and spot lights to the ceiling.

Utility Room

7' 11" x 5' 5" (2.41m x 1.65m)

There is a door to the front of the property, central heating boiler, work surfaces and plumbing for a washing machine.

First Floor Landing

With stairs rising from the ground floor, central heating radiator and loft access which has a light and drop down ladder (not checked by the agent).

Bedroom One

13' 6" x 11' 3" (4.11m x 3.43m)

With two double glazed window to the front of the property, two central heating radiators, ceiling fan and a dressing area with ceiling lights.

Bedroom Two

11' 4" x 10' 5" (3.45m x 3.17m)

With two double glazed windows to the rear of the property and two central heating radiators.

Bedroom Three

9' 7" x 7' 2" (2.92m x 2.18m)

With a double glazed window to the front of the property and over stairs cupboard.

Shower Room

There is a walk in shower, wash hand basin, wc, extractor fan, shaver point built into a mirrored cabinet, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Separate W C

There is a wc and wash hand basin.

Outside

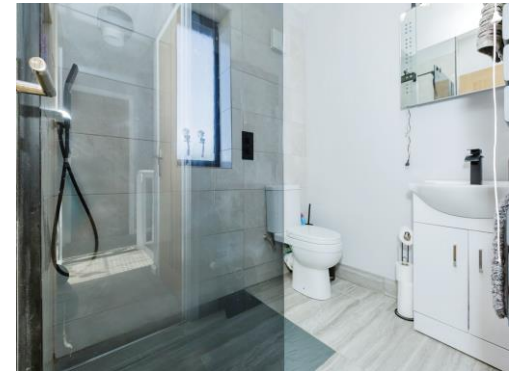
At the front of the property there is a stoned driveway and outside plug socket.

The rear garden is landscaped with a paved patio area, lawn and outside tap.

Workshop

10' 2" x 7' 5" (3.10m x 2.26m)

With power and lighting.









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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directions to this property:

Proceed from our Blaby Office along Lutterworth Road where the property is located and can be identified by our Connells For Sale board.

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309048



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