



**Connells**

Saville 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 immaculate three bedroom property is situated in the cul-de-sac of Saville Road in Blaby. The property boasts a large driveway and a garage and viewing is highly recommended to appreciate the accommodation this property has to offer.

### Entrance Hall

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

### Lounge

15' 8" x 11' ( 4.78m x 3.35m )

With a double glazed bay window to the front of the property, fireplace with feature surround, coving to the ceiling and central heating radiator.

### Dining Room

10' 6" x 8' 8" ( 3.20m x 2.64m )

With double glazed French doors to the rear of the property, coving to the ceiling and central heating radiator.

### Kitchen

11' 1" x 8' 8" ( 3.38m x 2.64m )

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, plumbing for a washing machine, integrated electric oven, integrated electric hob with cooker hood over, double glazed window to the rear of the property and a door to the side of the property.



## First Floor Landing

With stairs rising from the hall, loft access which is fully boarded (not checked by the agent) and a double glazed window to the side of the property.

## Bedroom One

12' 4" x 11' 1" ( 3.76m x 3.38m )

With a double glazed window to the rear of the property, fitted wardrobe, coving to the ceiling and central heating radiator.

## Bedroom Two

11' 2" x 10' 7" ( 3.40m x 3.23m )

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

## Bedroom Three

8' x 7' ( 2.44m x 2.13m )

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

## Bathroom

There is a bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, tiled walls, heated chrome towel radiator and double glazed window to the rear of the property.

## Outside

At the front of the property there is a large driveway providing ample off road parking and a garden area

The rear garden has a patio area, lawn, borders with mature shrubs, shed and timber fencing.

## Garage

19' 2" x 9' ( 5.84m x 2.74m )

With an up and over door, power and lighting, single door to the side and windows to the side and rear.















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)

To view this property please contact Connells on

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#### directions to this property:

Proceed from our Blaby office along Welford Road which then becomes Winchester Road. Turn left onto Saville Road where the property is located.

**EPC Rating: D**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BLA309505](http://connells.co.uk/Property/BLA309505)



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