



**Connells**

The Fairway  
Blaby Leicester



# The Fairway Blaby Leicester LE8 4EL

for sale offers in the region of  
**£280,000**



## 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 three bedroom semi-detached property is being presented to the market in the highly sought after location of Blaby. Benefiting from a driveway and rear garden, this property makes for an ideal family home. Viewing is highly recommended - call now.

## Entrance Porch

With single glazed doors and windows to the front of the property and a door through to the hallway.

## Entrance Hall

With a door from the porch, central heating radiator, stairs rising to the first floor and under stairs cupboard.

## Lounge

17' 1" x 10' 7" ( 5.21m x 3.23m )

With a double glazed window to the front of the property, central heating radiator, tv point and double doors opening to the snug/dining room.

## Snug/Dining Room

19' 2" x 8' 7" ( 5.84m x 2.62m )

With a central heating radiator, wall lights and French doors leading out to the garden.

## Kitchen

13' 8" x 7' 8" ( 4.17m x 2.34m )

Fitted with base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for a cooker, plumbing for a washing machine, space for a fridge, central heating radiator, double glazed windows to the rear and side and door leading out to the rear garden.

## First Floor Landing

With stairs rising from the ground floor, loft access and double glazed window to the side of the property.

## Bedroom One

14' max x 10' 8" ( 4.27m max x 3.25m )

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

## Bedroom Two

11' 9" x 10' 3" ( 3.58m x 3.12m )

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

## Bedroom Three

8' 1" x 5' 10" ( 2.46m x 1.78m )

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, wc, central heating radiator and double glazed window to the rear of the property.

## Outside

At the front of the property there is off road parking and double gates leading through to the back garden.

The rear garden has a patio area, lawn and brick built shed.

There are also foundations for a garage.



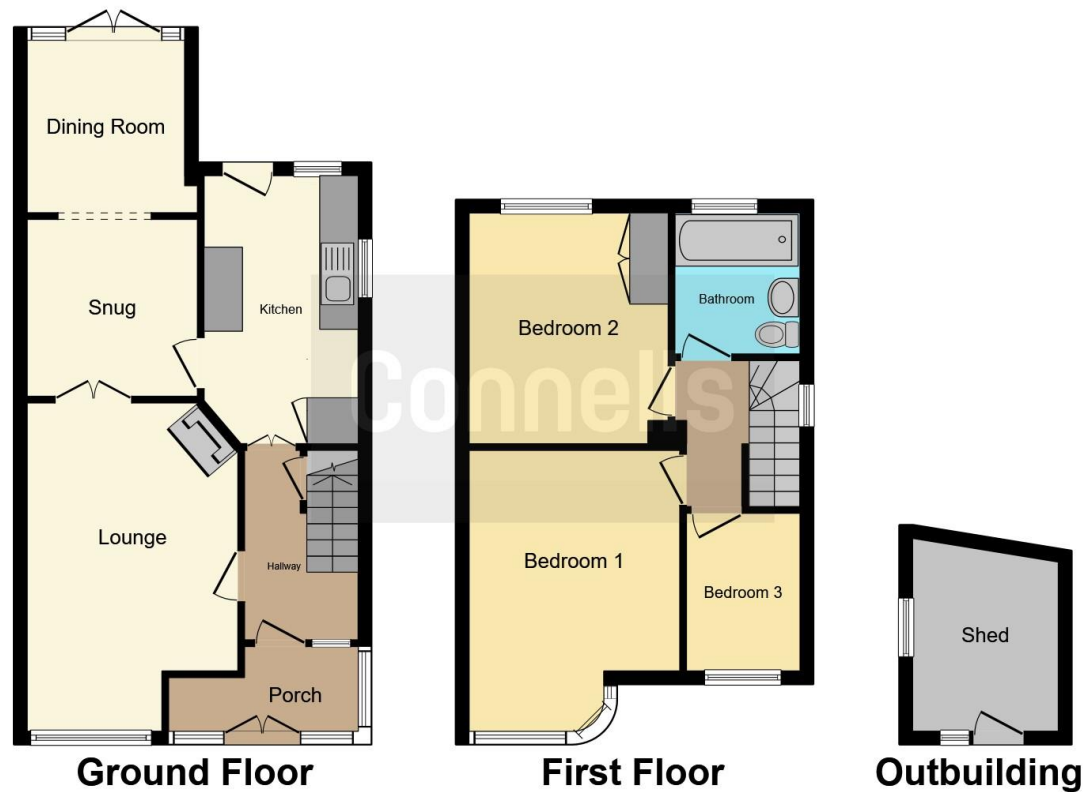












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

#### directions to this property:

Proceed from our Blaby office along Lutterworth Road and turn right onto Grove Road. Turn right onto The Fairway where the property is situated.

EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BLA309425](http://connells.co.uk/Property/BLA309425)



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Property Ref: BLA309425 - 0006