





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.

Hartley House is situated in the sought after location of Old Blaby and would make an ideal family home. The property is spacious throughout and commands a large plot with idyllic gardens and with a detached double garage. A rare opportunity to live in this sought after location.

Entrance Hall

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

Study

8' 9" x 7' 9" (2.67m x 2.36m)

With two double glazed windows to the front of the property and central heating radiator.

Cloakroom

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

Lounge

18' 3" x 16' 5" (5.56m x 5.00m)

With double glazed windows to the rear and side of the property, cast iron fireplace, central heating radiator and double glazed doors to the side leading out to the garden.

Dining Room

12' 3" x 9' 1" (3.73m x 2.77m)

With double glazed windows to the front and rear of the property and central heating radiator.

Kitchen

13' 10" x 12' 11" (4.22m x 3.94m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven and gas hob with cooker hood over, central heating radiator, double glazed windows to the front and rear and door to the rear garden.

Utility Room

8' 6" x 4' 7" (2.59m x 1.40m)

With plumbing for a washing machine and space for a tumble dryer.

First Floor Landing

With stairs rising from the hallway, airing cupboard and windows to the front and rear of the property.

Bedroom One

16' x 10' 10" (4.88m x 3.30m)

There are single glazed windows to the rear and side of the property, built in wardrobes, central heating radiator and access to the en-suite.

En-Suite

There is a bath with mixer taps, wash hand basin and wc.

Bedroom Two

13' 7" max x 12' 4" max (4.14m max x 3.76m max)

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

Bedroom Three

11' 11" x 8' 8" (3.63m x 2.64m)

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

Bedroom Four

8' 3" x 8' 1" (2.51m x 2.46m)

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

Family Shower Room

There is a shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator and window to the side of the property.

Outside

At the front of the property there is off road parking for two vehicles leading to the garage. The rear garden has a patio area, lawn and mature shrubs and trees.

Double Garage

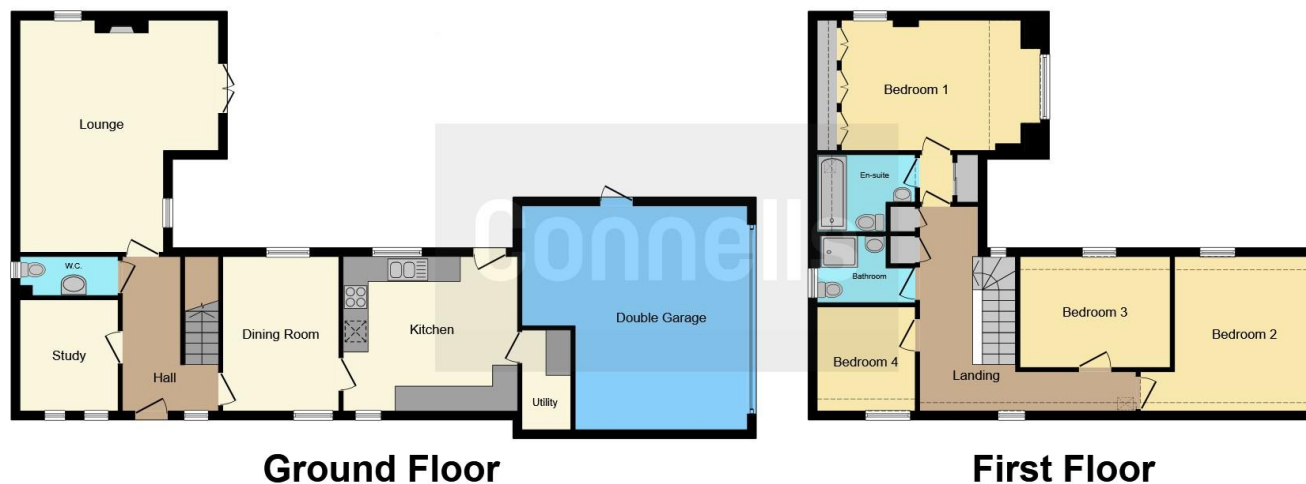
18' 1" x 17' 10" (5.51m x 5.44m)

With an electric roller door at the front and a single door to the 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

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directions to this property:

Proceed from our Blaby office along Leicester Road and at the mini roundabout turn right onto Sycamore Street. Turn left onto Home Close where the property is located.

EPC Rating: D Council Tax
 Band: E

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309343



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