



Connells

Broadmead Road  
Blaby Leicester



# Broadmead Road Blaby Leicester LE8 4AB

for sale offers in excess of  
**£250,000**



## 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 property is being offered to the market with no onward chain. Situated in the highly sought after location of Blaby this is one not to be missed. The property benefits from a generous driveway and garage and viewing is highly recommended to appreciate the space on offer.

## Entrance Hall

With a door to the front of the property, stairs rising to the first floor and understairs cupboard.

## Lounge/Diner

19' 5" max x 12' 6" max ( 5.92m max x 3.81m max )

With a double glazed window to the front of the property, fireplace, central heating radiator and double glazed patio doors through to the conservatory.

## Conservatory

12' 2" x 9' 1" ( 3.71m x 2.77m )

With windows to the rear and side and a door leading out to the garden.

## Kitchen

12' 8" x 9' 7" ( 3.86m x 2.92m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, central heating radiator, double glazed windows to the rear and side of the property and a door to the side of the property.

## First Floor Landing

With stairs rising from the hallway and double glazed window to the side of the property.

## Bedroom One

12' 6" x 10' 3" ( 3.81m x 3.12m )

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

## Bedroom Two

12' 2" x 8' 1" ( 3.71m x 2.46m )

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

## Bedroom Three

10' 3" x 6' 7" ( 3.12m x 2.01m )

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

## Bathroom

There is a bath with shower over, wash hand basin in a vanity unit, tiled walls and double glazed window to the rear of the property.

## Separate W.C.

There is a wc and window to the side of the property.

## Outside

At the front of the property there is a driveway providing off road parking which leads to the carport and garage.

The rear garden has a paved patio area and mature shrubs.















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  
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#### directions to this property:

Proceed out of Blaby along Lutterworth Road, turning right onto Heybrook Avenue then left onto Broadmead Road where the property is located and can be identified by our Connells for sale board.

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309622](http://connells.co.uk/Property/BLA309622)**



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Property Ref: BLA309622 - 0003