



**Connells**

Lincoln Drive  
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 three bedroom detached property is located in the popular village of Blaby and is being offered for sale with no onward chain. Viewing is highly recommended.

## Porch

With doors to the front of the property and door through to the hallway.

## Hallway

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

## Lounge

16' 4" into bay x 12' 2" max ( 4.98m into bay x 3.71m max )

There is a double glazed bay window to the front of the property and fireplace.

## Dining Room

9' 10" x 9' 8" ( 3.00m x 2.95m )

With double glazed french doors leading out to the rear garden and a central heating radiator.

## Kitchen

10' 2" x 8' 8" ( 3.10m x 2.64m )

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

## First Floor Landing

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

## Bedroom One

12' 3" x 12' ( 3.73m x 3.66m )

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

## Bedroom Two

11' 5" x 10' 10" ( 3.48m x 3.30m )

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

## Bedroom Three

7' 9" x 7' 5" ( 2.36m x 2.26m )

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

## Bathroom

There is a 'P' shaped bath with mixer taps and shower over, wash hand basin, wc, fully tiled walls, 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.

The rear garden has a patio seating area, lawn and borders with mature shrubs

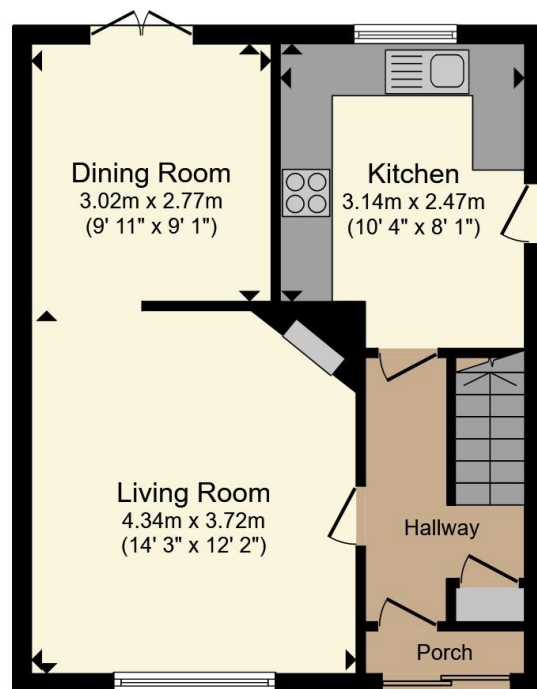
## Single Garage

With an up and over door to the front.

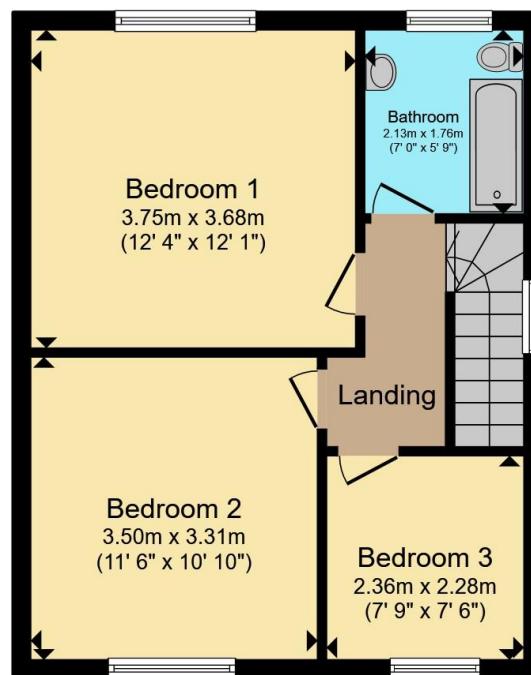








**Ground Floor**



**First Floor**

Total floor area 82.8 m<sup>2</sup> (892 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

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**directions to this property:**

Proceed from our Blaby office along Lutterworth Road and turn left onto Southway. Take the fourth right turn onto Lincoln Drive where the property is located.

EPC Rating: C Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309829](http://connells.co.uk/Property/BLA309829)**



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