



**Connells**

Cherry 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.

Situated in the highly sought after village of Blaby, this stunning renovated 3 bedroom semi-detached property on Cherry Road offers stylish, modern living. Finished to an exceptional standard throughout, the home blends contemporary design with practical spaces, creating a move-in-ready opportunity



### Entrance Hall

There is a door and window to the front of the property, stairs rising to the first floor and door through to the lounge/diner.

### Lounge

With a double glazed window to the front of the property, central heating radiator , under stairs cupboard and door to the kitchen/diner.

### Kitchen/Diner

Fitted with wall and base units, work surfaces housing the sink, integrated oven and hob with cooker hood over, double glazed window to the rear, double glazed French doors leading out to the rear garden and a door to the side of the property.

## First Floor Landing

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

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Family Bathroom

There is a bath with mixer taps, wash hand basin in a vanity unit, wc with concealed cistern and double glazed window to the rear of the property.

## Outside

At the front of the property there is a gravelled driveway providing ample off road parking. Double iron gates lead through to the garage.

The rear garden has a paved patio area, gravelled area, lawn, mature shrubs and fenced borders.

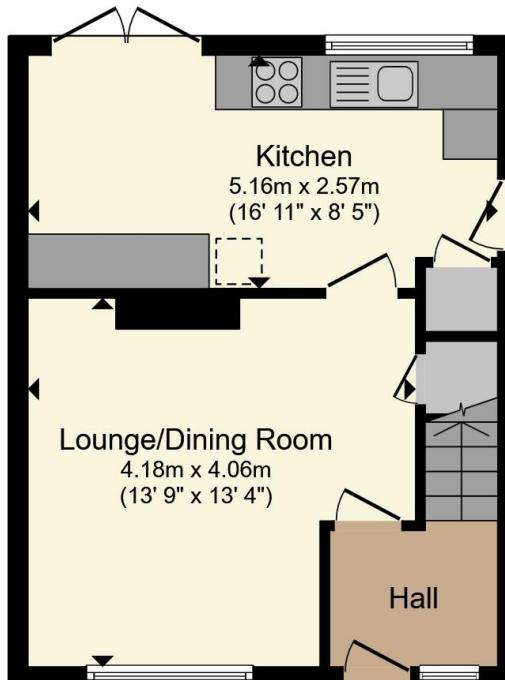
## Garage

Has double doors to the front, window and single door at the side.

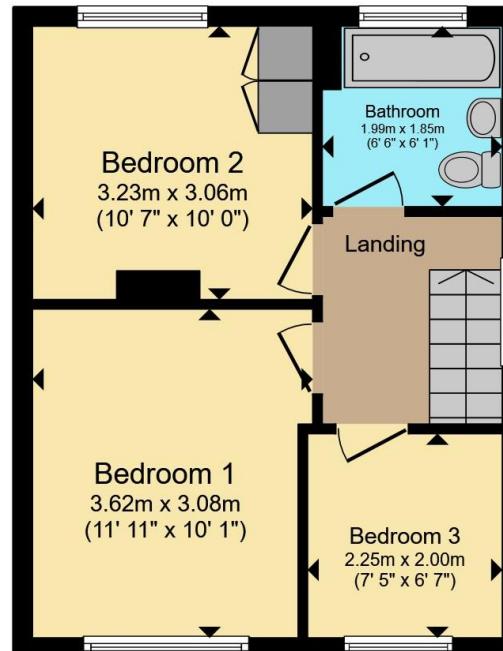








**Ground Floor**



**First Floor**

Total floor area 69.5 m<sup>2</sup> (748 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

**T 0116 247 7477**  
**E blaby@connells.co.uk**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

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#### **directions to this property:**

Proceed out of Blaby along Lutterworth Road, continue along turning left onto Southway, then first left onto Cedar Road. Turn first left onto Maple Avenue, continue along and turn second left onto Cherry Road where the property is situated.

EPC Rating: C    Council Tax  
 Band: B

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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