



**Connells**

Sycamore Street  
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 semi-detached property is located within a short walk of Blaby village centre close to all local amenities. With three bedrooms, bathroom, lounge/diner, kitchen & downstairs cloakroom, it would make an ideal first time buy.



### Entrance Porch

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

### Hallway

Accessed from the porch, there are stairs rising to the first floor and an under stairs cupboard.

### Lounge/Diner

With a bay window to the front of the property, central heating radiator and patio doors leading out to the rear garden.

### Kitchen

Fitted with white wall and base units, work surfaces housing the sink drainer, splashback tiling, cooker with cooker hood over, central heating boiler, door to the side of the property and a window to the rear of the property.

## First Floor Landing

With stairs rising from the hallway.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Bathroom

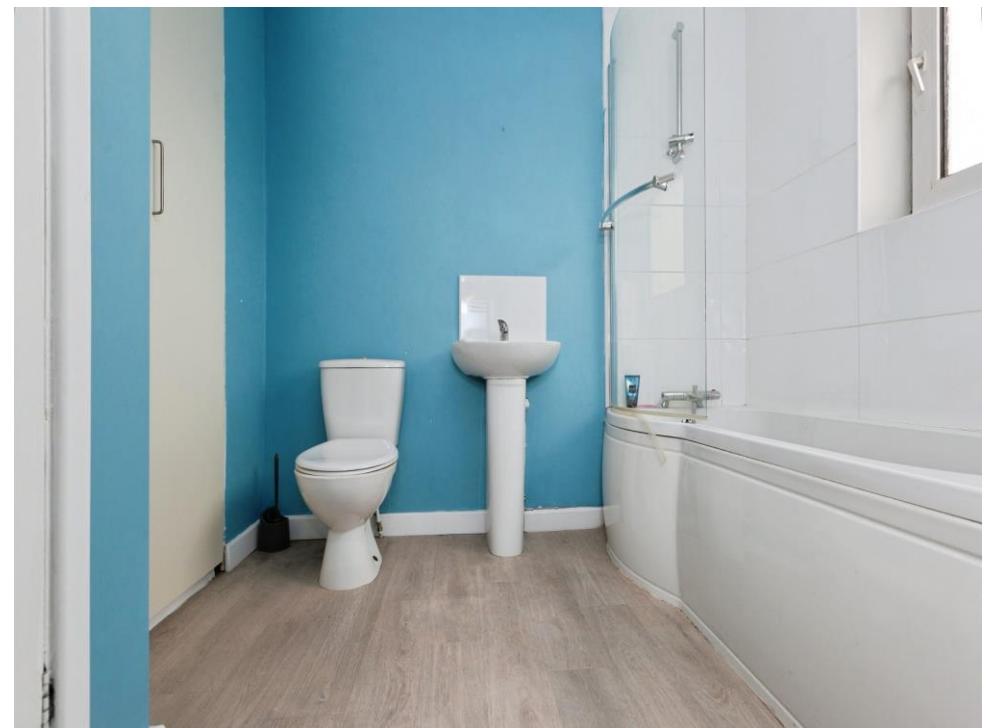
There is a 'P' shaped bath with shower over, wash hand basin, wc, storage cupboard and window to the rear of the property.

## Outside

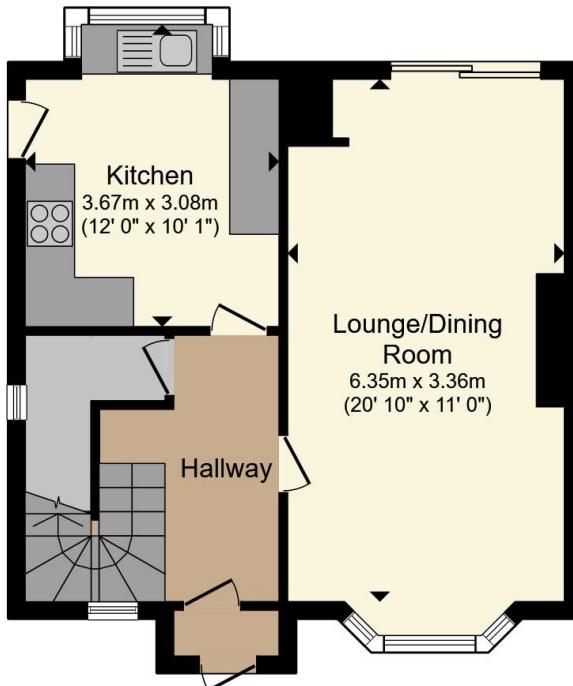
At the front of the property there is a garden with front gate and path to the front door.

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

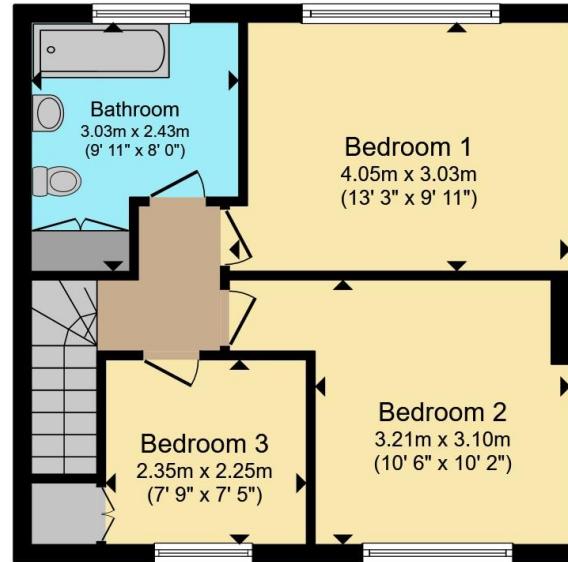








**Ground Floor**



**First Floor**

Total floor area 85.6 m<sup>2</sup> (922 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**

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**view this property online [connells.co.uk/Property/BLA309603](http://connells.co.uk/Property/BLA309603)**

**directions to this property:**

From our Blaby office turn left onto Cross Street, then right onto Sycamore Street where the property is located on the right hand side.

EPC Rating: D    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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