



**Connells**

Lichfield 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 extended 3 bedroom detached property is situated in a quiet cul-de-sac location in the sought after area of Blaby. The property is being offered to the market with no onward chain and is well presented throughout. Viewing is highly recommended to appreciate the space this property has to offer.

### Lounge

There is a double glazed square bay window to the front of the property, central heating radiator and coving to the ceiling.

### Dining Room

There are double glazed windows to the rear and side of the property, two central heating radiators, coving to the ceiling and double glazed patio doors leading out to the rear garden.

### Study

Accessed from the dining room, there is a double glazed window to the front of the property and a central heating radiator.

### Kitchen

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

### Porch

There is a door to the front and a door leading through to the hallway.

### Hallway

There is a door from the porch, stairs rising to the first floor, storage cupboard and central heating radiator.

### Downstairs W.C.

Accessed from the kitchen, there is a wc, wash hand basin and window to the side 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

With a double glazed window, built in wardrobes and central heating radiator.

## Bedroom Two

With a double glazed window, fitted wardrobes and central heating radiator

## Bedroom Three

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

## Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc with concealed cistern, tiled walls, towel radiator and double glazed window to the rear of the property.

## Outside

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

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

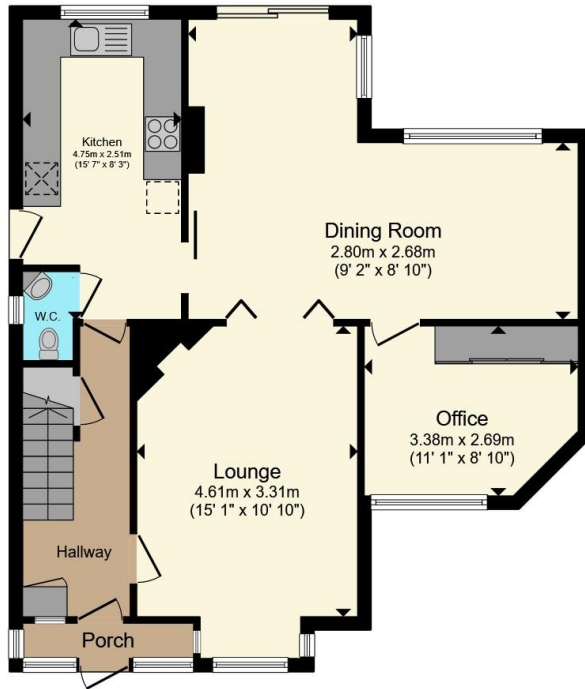
## Garage

With an up and over door at the front.

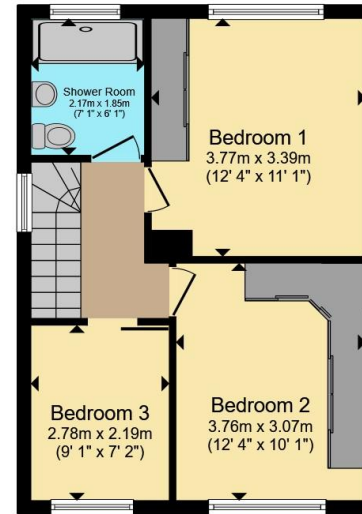




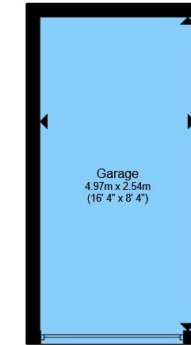




**Ground Floor**



**First Floor**



**Garage**

Total floor area 124.4 m<sup>2</sup> (1,339 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)



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  
 LEICESTER LE8 4GQ

**directions to this property:**

Proceed from our Blaby office along Lutterworth Road, turning left onto The Southway and first right onto Ripon Drive. At the end of the road turn left onto Lichfield Drive where the property is located.

EPC Rating: E Council Tax Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309659](http://connells.co.uk/Property/BLA309659)**



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