



**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 three bedroom semi-detached property is situated close to local amenities in the sought after location of Blaby. The property is being sold with Tenants in Situ and would make an ideal investment property. Viewing is highly recommended.



### Entrance Hall

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

### Cloakroom

There is a wc, wash hand basin and window to the side of the property.

### Lounge

19' 7" x 11' 1" ( 5.97m x 3.38m )

With a double glazed bay window to the front of the property, central heating radiator and door to the rear porch.

### Rear Porch

Accessed from the lounge and double doors leading out to the rear garden.

### Kitchen

11' 11" x 9' 10" ( 3.63m x 3.00m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for a cooker, cooker hood, central heating radiator, double glazed window to the rear and 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' 11" max x 10' 5" max ( 3.94m max x 3.17m max )

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

## Bedroom Two

12' 11" x 10' ( 3.94m x 3.05m )

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

## Bedroom Three

7' 6" x 7' 4" ( 2.29m x 2.24m )

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

## Bathroom

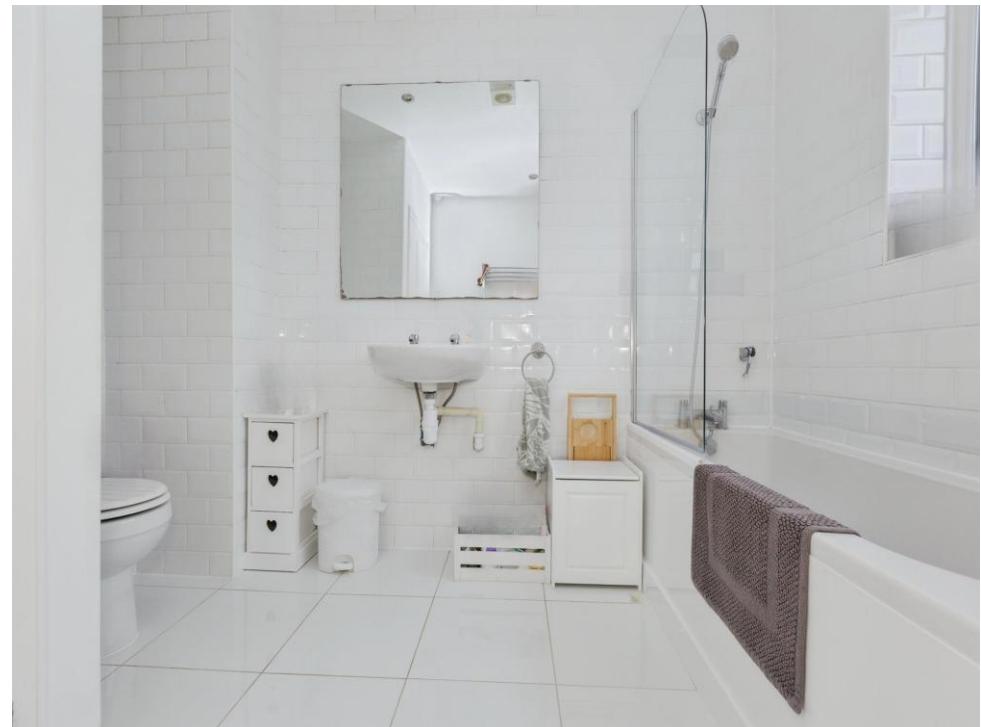
There is a bath with mixer taps and shower over, wash hand basin, wc, tiled walls, heated towel radiator and window to the rear of the property.

## Agents Note:

The property is being sold with Tenants In Situ.

The tenant is currently on a periodic contract with the current rent collected being £900 pcm.

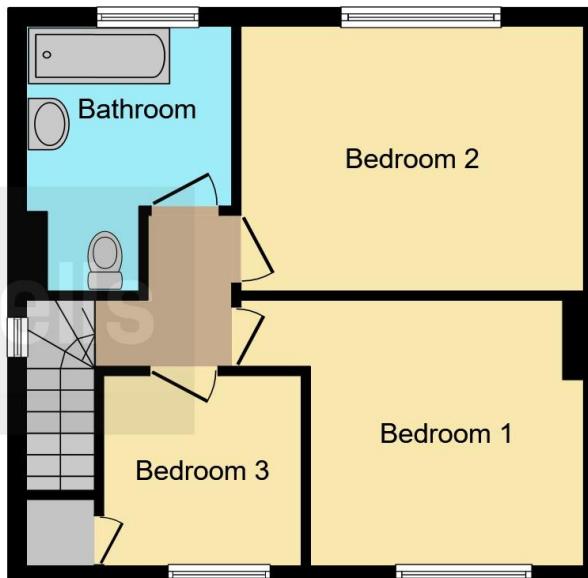








**Ground Floor**



**First Floor**

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

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8-10 Leicester Road BLABY  
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**view this property online [connells.co.uk/Property/BLA309605](http://connells.co.uk/Property/BLA309605)**

**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: 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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