



**Connells**

Winchester 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.

This detached bungalow is located on the sought after Winchester Road in Blaby and offers a fantastic opportunity for those looking to enjoy single level living in a desirable location. The property boasts a generous plot and well-maintained exterior as well as a spacious interior.

## Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

## Kitchen

16' x 9' 9" ( 4.88m x 2.97m )

A door at the side of the property leads into the kitchen. There are fitted wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, central heating radiator, patio doors leading through to the utility area and a double glazed window to the rear of the property.

## Utility Area

16' 4" x 6' 1" ( 4.98m x 1.85m )

There is plumbing for a washing machine, double glazed windows to the rear, double glazed patio doors leading out to the rear garden.

## Dining Room

13' 11" x 12' 4" ( 4.24m x 3.76m )

Accessed from the kitchen and the hallway, there is a single glazed window to the rear and double glazed window to the side of the property, gas fireplace, central heating radiator, coving to the ceiling and stairs rising to the attic space.

## Inner Hallway

With doors off to all accommodation.

## Lounge

15' max x 12' 8" ( 4.57m max x 3.86m )

With a double glazed window to the front of the property, gas fireplace, coving to the ceiling and central heating radiator.

## Bedroom One

13' 10" max x 12' 6" ( 4.22m max x 3.81m )

With a double glazed bay window to the front of the property, fitted wardrobes and central heating radiator.

## Bedroom Two

11' 7" x 11' 5" ( 3.53m x 3.48m )

With a window to the rear of the property, built in wardrobes and central heating radiator.

## Bathroom

There is a bath with shower over, wash hand basin in a vanity unit, wc, fully tiled walls, central heating radiator and double glazed window to the side of the property.

## Attic Space

16' 11" max x 12' max ( 5.16m max x 3.66m max )

There is a double glazed skylight window to the front of the property, central heating radiator and access to eaves storage.

## Outside

At the front of the property there is a driveway providing ample off road parking, double gates through to the side driveway which in turn leads to the garage.

The rear garden has a patio area, lawn, flower beds with mature shrubs and timber fenced borders.

## Garage/Workshop

20' 7" x 11' 6" ( 6.27m x 3.51m )

With an up and over door at the front, power and lighting and a double glazed window to the side of the property.



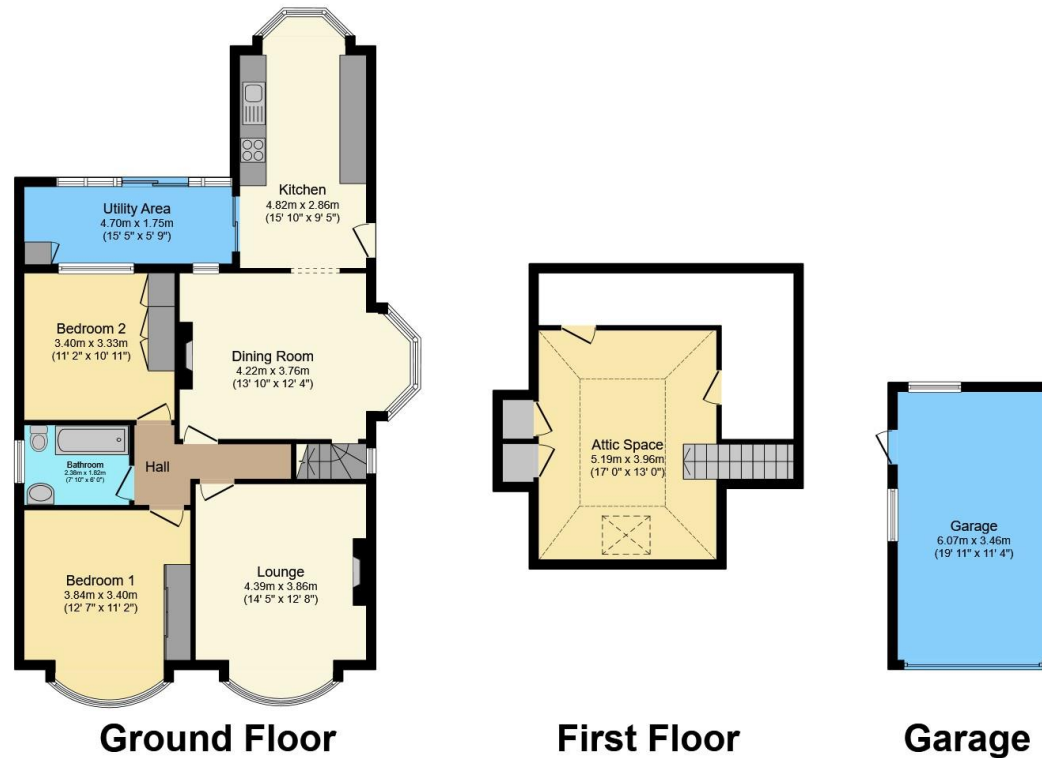












Total floor area 143.5 m<sup>2</sup> (1,544 sq.ft.) approx

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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8-10 Leicester Road BLABY  
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#### directions to this property:

Proceed from our Blaby office along Lutterworth Road, turning left at Aldi onto Welford Road. Turn right onto Welford Road which then becomes Winchester Road where the property is located.

EPC Rating: D Council Tax  
 Band: D

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309769](http://connells.co.uk/Property/BLA309769)**



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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