





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.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This three bedroom detached property is situated in the sought after location of Old Blaby. The property has been renovated throughout and is a stunning home in a quiet location. Viewing is highly recommended to appreciate the standard this property has to offer.

Entrance Hall

There is a door to the front of the property, window to the side, stairs rising to the first floor and storage cupboard.

Kitchen

Fitted with matching white wall and base units, work surfaces housing the sink drainer, integrated electric oven and electric hob with cooker hood over, integrated washing machine, integrated fridge freezer, central heating radiator, spot lights to the ceiling and double glazed window to the front of the property.

Lounge/Diner

With two double glazed windows to the side of the property, spot lights to the ceiling, two chrome vertical radiators and double glazed bi-folding doors leading out to the rear garden.

First Floor Landing

With stairs rising to the first floor, airing cupboard and loft access.

Bedroom One

With a double glazed window to the front of the property, spot lights to the ceiling and central heating radiator.

Bedroom Two

With a central heating radiator, spot lights to the ceiling and patio doors to the rear.

Bedroom Three

With a double glazed window to the rear of the property, spot lights to the ceiling and central heating radiator.

Bathroom

There is a 'L' shaped bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, partly tiled walls, heated towel radiator and double glazed window to the front of the property.

Outside

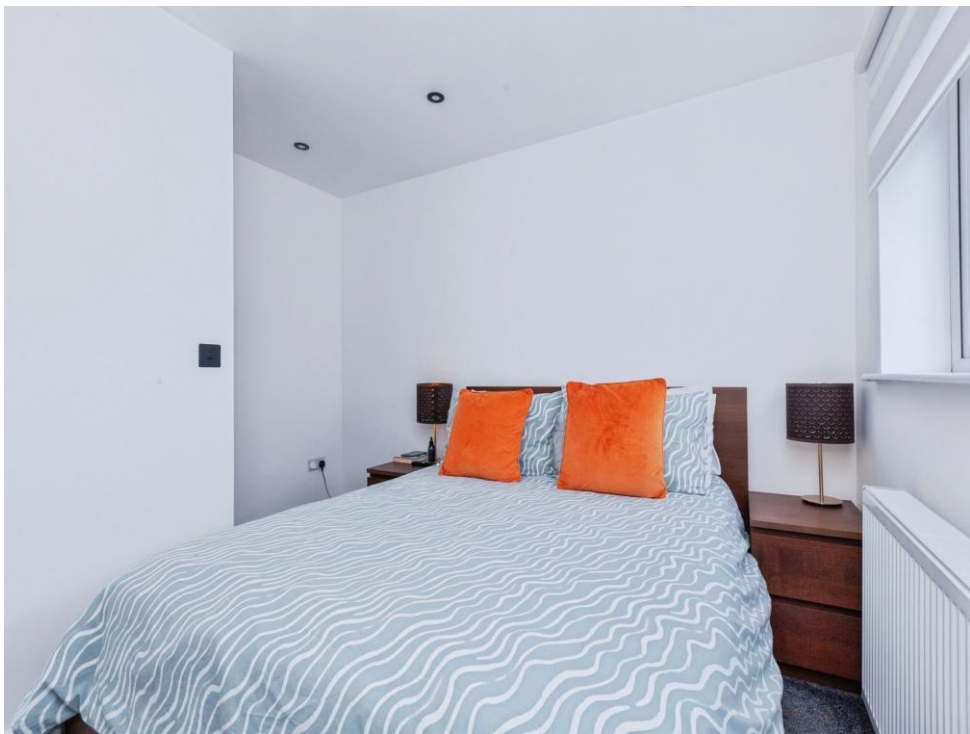
At the front of the property there is off road parking leading to the garage.

The rear garden has a paved patio area, lawn, further patio area, mature trees and fenced and wall borders.

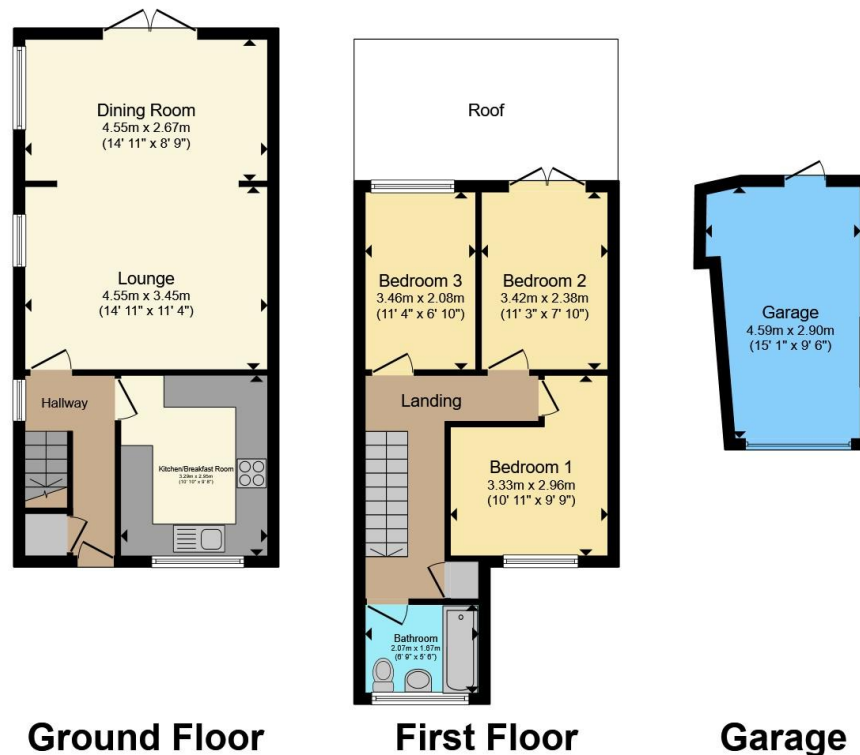
Garage

With an up and over door to the front, window to the side and a single door to the rear.









Total floor area 94.3 m² (1,015 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

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To view this property please contact Connells on

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directions to this property:

Proceed from our Blaby office along Leicester Road and turn right onto Northfield Road, then left onto Chapel Street where the property is located.

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310064



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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