



Connells

Chester Road
Blaby Leicester

Chester Road Blaby Leicester LE8 4HB

for sale
£325,000



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, Northfield and Oakfield 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 family home is in the popular village location of Blaby. With views of Oakfield Park to the front and benefitting from lounge/diner, conservatory and three double bedrooms - viewing is highly recommended.

Entrance Hall

There is a door from the porch, window to the side of the property, stairs rising to the first floor, central heating radiator.

Cloakroom

There is a wc, wash hand basin, splashback tiling, central heating radiator and two double glazed windows to the side.

Lounge/Diner

With a double glazed bow window to the front of the property, fireplace with feature surround, coving to the ceiling, two central heating radiators and patio doors through to the conservatory.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, plumbing for a washing machine, space for a dish washer, space for a cooker, cooker hood, space for a fridge, central heating radiator, double glazed window to the rear of the property and door to the side of the property.

Porch

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

Conservatory

A upvc construction with windows to the sides and a door leading out to the garden.

First Floor Landing

With stairs rising from the hallway and double glazed window to the side of the property.

Bedroom One

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

Bedroom Two

With a double glazed window to the rear of the property, fitted wardrobes and dressing table and a central heating radiator.

Bedroom Three

With double glazed windows to the front and side of the property, fitted wardrobe and dressing table and a central heating radiator.

Bathroom

There is a bath, shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is off road parking, mature plants and a dwarf wall.

The rear garden has a patio seating area, lawn, mature planting and timber fenced borders.

Garage

There is an up and over door to the front, window to the rear and a door to the rear leading out to the garden.









Total floor area 120.4 m² (1,296 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

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 and turn left onto Welford Road. Turn right onto Welford Road and over the mini roundabout. Turn left onto the slip road on Winchester Road and then left onto Chester Close and left again onto Chester Road where the property is located.

EPC Rating: D Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309983



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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