



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 semi-detached house is in the popular location of Blaby. Benefitting from three bedrooms & bathroom, lounge/diner, kitchen an downstairs wc - this property would be an ideal first time buy or investment property. Viewing is highly recommended.

Entrance Hall

There is a double glazed door and window to the front of the property, central heating radiator and stairs rising to the first floor.

Lounge/Diner

With a double glazed bay window to the front of the property, fireplace with feature surround, coving to the ceiling, two central heating radiators and double glazed patio doors leading out to the rear garden.

Kitchen

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, plumbing for a washing machine, integrated oven and hob with cooker hood over, central heating radiator, window to the rear of the property and door to the side of the property.

Downstairs Cloakroom

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



First Floor Landing

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

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Bathroom

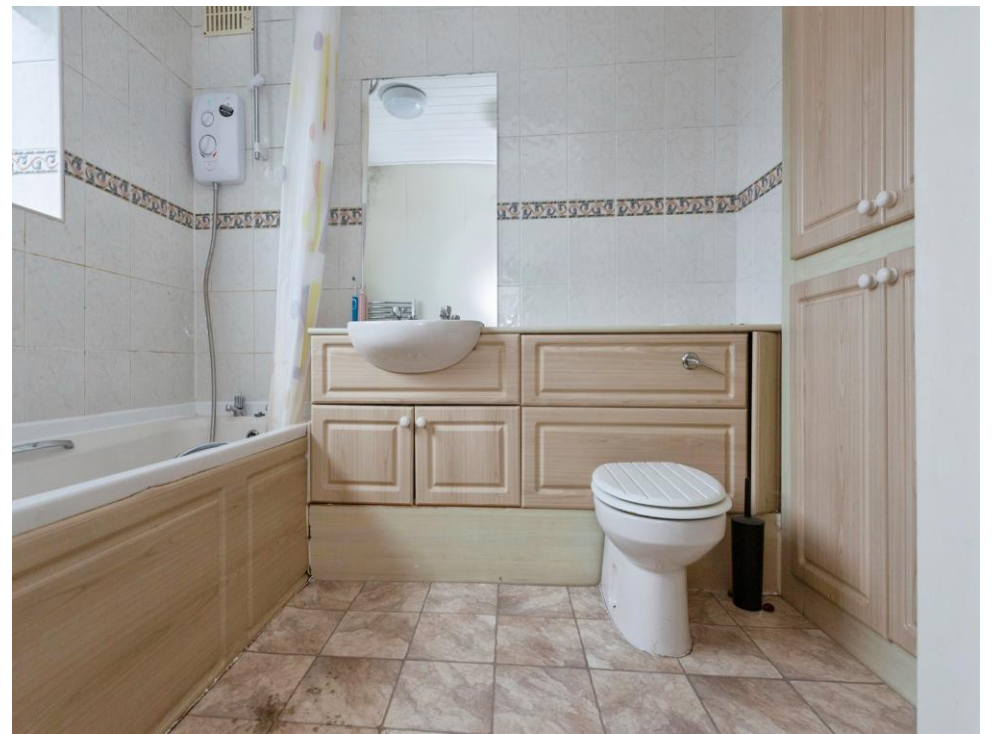
There is a bath with shower over, wash hand basin in a vanity unit, wc with concealed cistern, airing cupboard and window to the rear of the property.

Outside

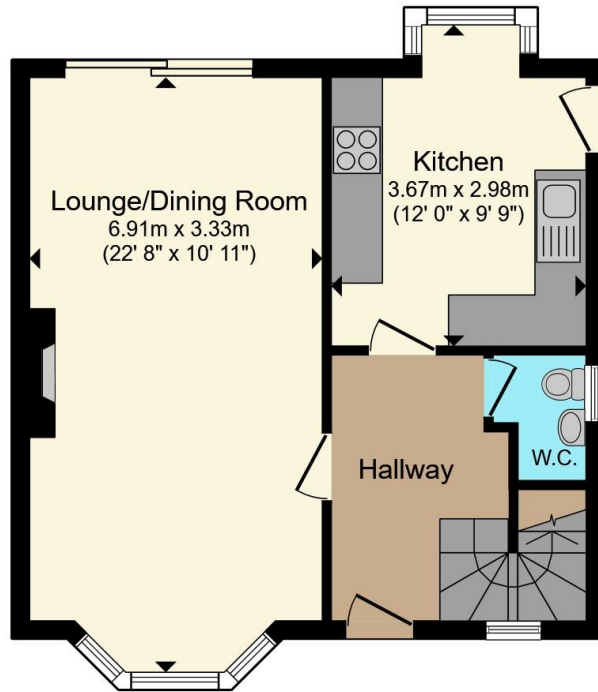
At the front of the property there are steps up to the front door with gardens either side.

The rear garden has a paved area, lawn, mature plants and fenced borders.

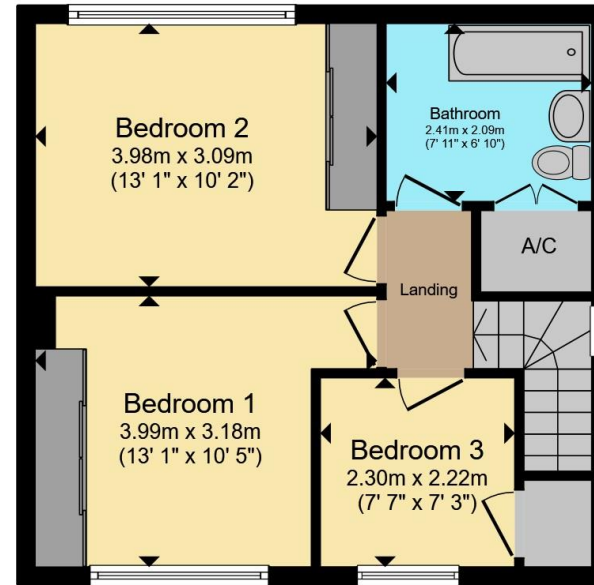








Ground Floor



First Floor

Total floor area 84.7 m² (912 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



To view this property please contact Connells on

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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

view this property online connells.co.uk/Property/BLA309602



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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