Connells

Laurel Road
Blaby Leicester

Laurel Road
Blaby Leicester LE8 4DL

for sale offers over
£280,000

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, Oakfield 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.

Situated in the highly desirable area of Laurel Road, Blaby, this attractive three-bedroom semi-detached property is beautifully presented throughout. The home boasts a spacious kitchen/diner, providing an ideal space for entertaining guests and everyday family life. An internal viewing recommended.

Entrance Hall

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

Lounge

There is a bay window to the front of the property, under stairs cupboard and an opening to the kitchen/diner.

Kitchen/Diner

Fitted with wall and base units, quartz work surfaces housing the one and a half bowl sink drainer, electric oven, gas hob with cooker hood over, integrated fridge freezer, central heating radiator and double glazed window to the rear of the property and double glazed French doors leading out to the rear garden.

First Floor Landing

With stairs rising from the hallway, loft access which has a pull down ladder (not checked by the agent) and a double glazed window to the side of the property.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

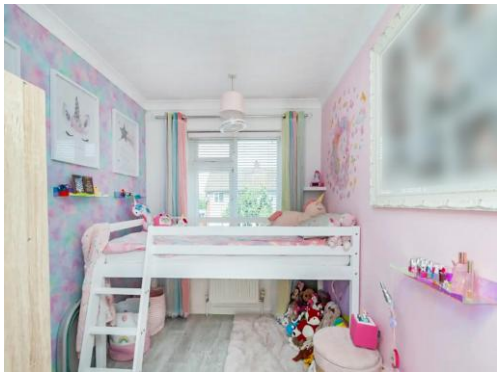
Bathroom

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

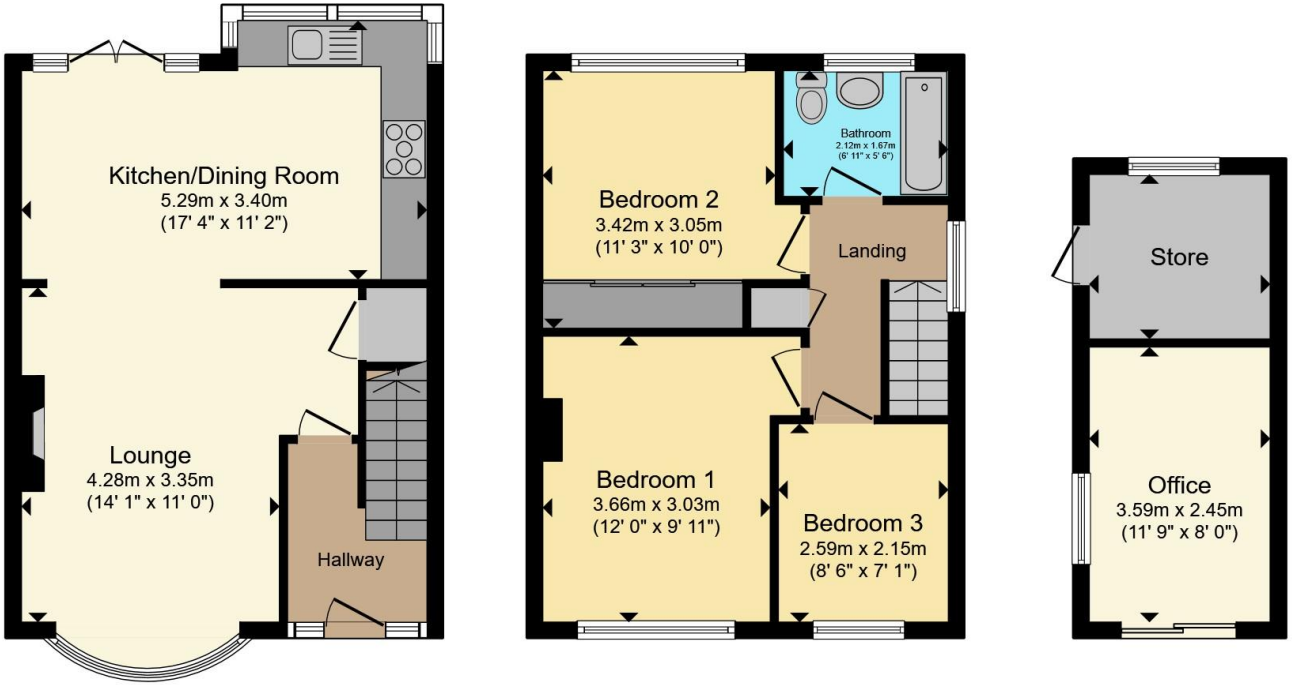
Outside

At the front of the property there is a driveway providing off road parking and leads to the garage.

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



get naked



Ground Floor **First Floor** **Outbuilding**

Total floor area 92.4 m² (995 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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LEICESTER LE8 4GQ

directions to this property:
Proceed from the Blaby office along Lutterworth Road and turn left onto Laurel Road where the property is located.

EPC Rating: C

Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310086

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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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