



Connells

Wareham 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, 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.'

This semi-detached house is situated in the highly sought after village of Blaby and benefits from three bedrooms, two reception rooms, driveway and garage. Offered for sale with no onward chain, making it an ideal purchase for first-time buyers, families or investors - viewing is highly recommended

Entrance Hall

There is a door at the front from the porch leading into the hallway, window to the front, stairs rising to the first floor, under stairs cupboard and a central heating radiator.

Lounge

With double glazed windows to the front and side of the property, two central heating radiators, electric fireplace and double doors to the dining room.

Dining Room

With a double doors from the dining room, double glazed window to the side of the property, central heating radiator and is open to the kitchen.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, plumbing for a washing machine, double glazed window to the side of the property and door to the side of the property.

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 side of the property, central heating radiator and cupboard housing the Combi boiler.

Bedroom Two

With double glazed windows to the front and side of the property and a 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 with concealed cistern, partly tiled walls, chrome towel radiator and double glazed window to the side of the property.

Outside

At the front of the property there is a paved driveway providing off road parking and leads to the garage. There is a garden area with mature plants.

At the rear of the property there is a paved courtyard garden area.

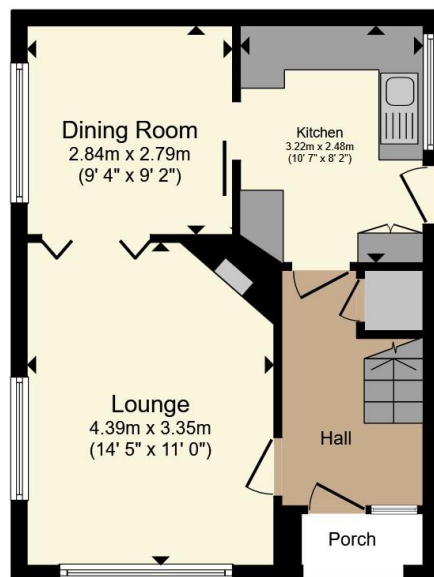
Garage

There are double doors at the front, power and lighting, pit and window to the rear.

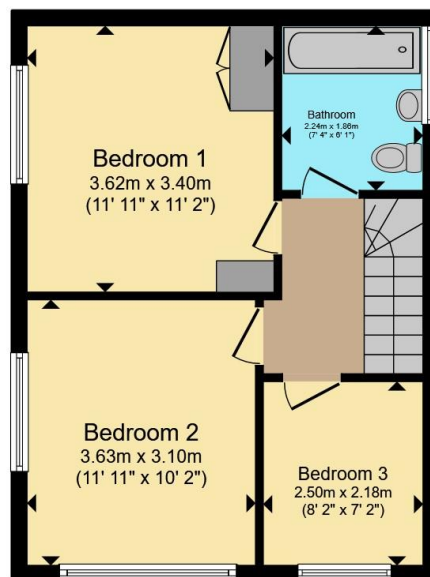




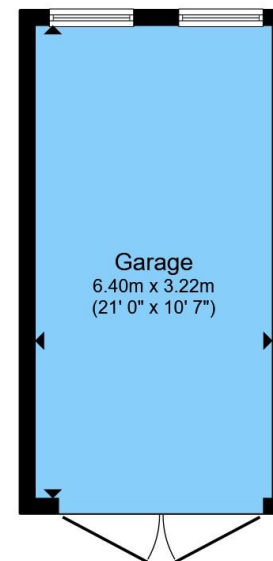




Ground Floor



First Floor



Garage

Total floor area 97.8 m² (1,052 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

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
LEICESTER LE8 4GQ

directions to this property:

Proceed from our Blaby office along Lutterworth Road and turn left onto Southway. Take the fifth right turn onto Wareham Road where the property is located.

EPC Rating: D Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309349



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA309349 - 0004