



**Connells**

Loughland Close  
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 first floor, two bedroom flat would make an ideal first time buy or investment property. Situated near Blaby village centre, it is being sold with no onward chain. Viewing is highly recommended.

### Entrance Hall

There is a door into the property, storage cupboard and storage heater.

### Open Plan Lounge/Kitchen

21' 7" x 16' 7" ( 6.58m x 5.05m )

### Lounge Area

Dual aspect room with a double glazed window to the rear and double glazed French doors with Juliet Balcony to the front.

### Kitchen Area

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven, integrated hob with cooker hood over, plumbing for a washing machine and double glazed window to the rear.

### Bedroom One

12' 9" x 11' 10" ( 3.89m x 3.61m )

With two double glazed windows to the front of the property and electric heater.

### Bedroom Two

11' 5" x 9' 3" ( 3.48m x 2.82m )

With a double glazed window to the front of the property and a storage heater.

### Bathroom

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

### Outside

There is a parking space.









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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

**directions to this property:**

Proceed from our Blaby office along Enderby Road. At the roundabout take the third exit onto Winchester Road and then left onto Foulds Lane. Turn left onto Loughland Road where the property is situated.

EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BLA309717](http://connells.co.uk/Property/BLA309717)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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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