



Connells

Monal Close
Whetstone Leicester

Monal Close Whetstone Leicester LE8 6ZT

for sale offers over
£375,000



Property Description

Whetstone is a village in the civil parish in the Leicestershire district of Blaby. The village has two good primary schools - St Peters and Badgerbrook and is well connected and served by frequent bus services as well as having good access to motorway links. Whetstone itself boasts three churches, public houses, a dentist, pharmacy, post office and a good selection of shops and local amenities. Surrounded by the villages of Blaby, Cosby, Countesthorpe, Enderby, Littlethorpe, and Narborough there is a local community feel with plenty going on.

This four bedroom detached family home is situated in the sought after location of Whetstone. The property benefits from an en-suite and utility and is immaculately presented throughout. Please call now to arrange your viewing.

Entrance Porch

There is a door through to the lounge and ceramic tiled floor.

Lounge

17' 1" x 15' 2" (5.21m x 4.62m)

With a bay window to the front aspect of the property, gas fire, central heating radiator, laminate flooring and stairs rising to the first floor.

Dining Room

16' x 7' 7" (4.88m x 2.31m)

With a window, central heating radiator and wooden flooring.

Kitchen/ Diner

15' 3" x 10' 8" (4.65m x 3.25m)

The kitchen comprises of matching wall and base units, work surfaces housing the sink drainer, gas hob, electric oven, central heating radiator, window and patio doors leading out into the rear garden.

Utility Room

7' 4" x 6' 2" (2.24m x 1.88m)

With base units, central heating radiator, door leading out to the garden and access to the downstairs wc.

Downstairs W.C.

With a wc and central heating radiator.

First Floor Landing

With stairs rising from the lounge.

Bedroom One

14' 11" x 7' 7" (4.55m x 2.31m)

With a window to the front of the property, laminate flooring, central heating radiator and door to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin, wc, central heating radiator and window to the rear of the property.

Bedroom Two

9' 11" x 9' 5" (3.02m x 2.87m)

With a window, central heating radiator, fitted wardrobe and central heating radiator.

Bedroom three

12' 2" x 10' (3.71m x 3.05m)

With a window, fitted wardrobes, central heating radiator and laminate flooring.

Bedroom Four

9' 5" x 6' 7" (2.87m x 2.01m)

With a window to the front of the property, central heating radiator and wooden flooring.

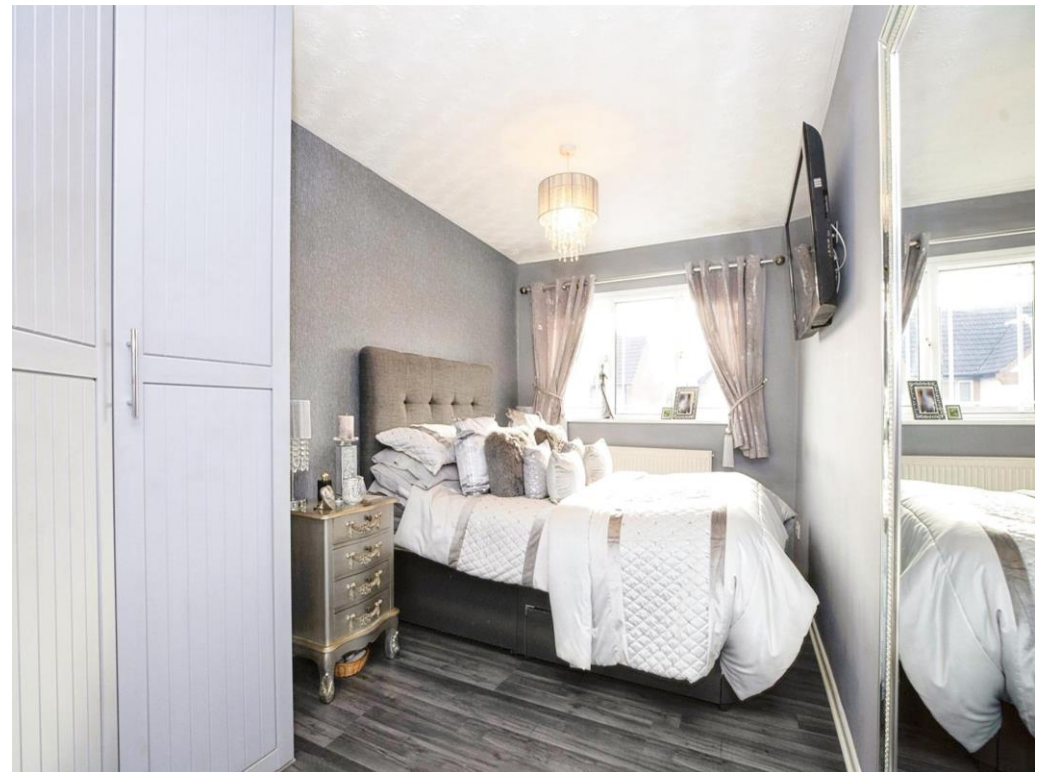
Family Bathroom

The bathroom comprises of a bath, wash hand basin, low level wc, tiled flooring, central heating radiator and window.

Outside

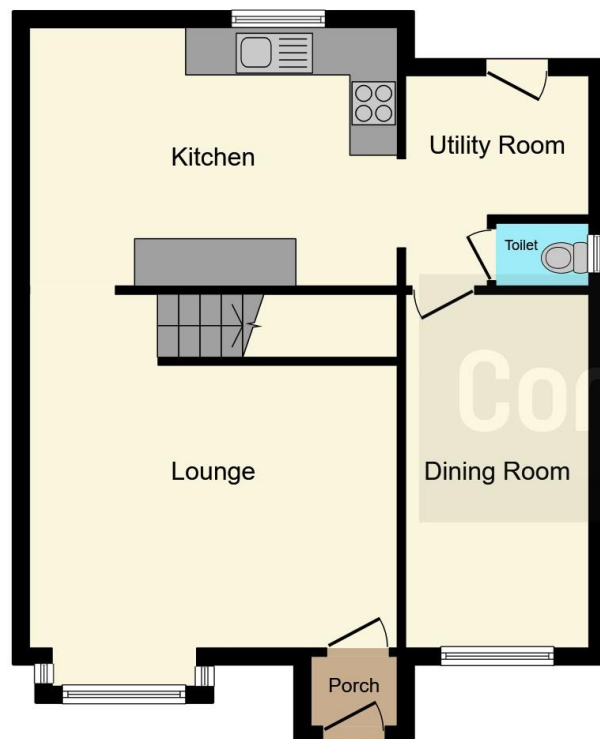
There is a lawned front garden with path leading to the front door and fenced border.

There is a landscaped rear garden with a lawn, shed, decking area outside the patio doors and a further decked area at the back of the garden.

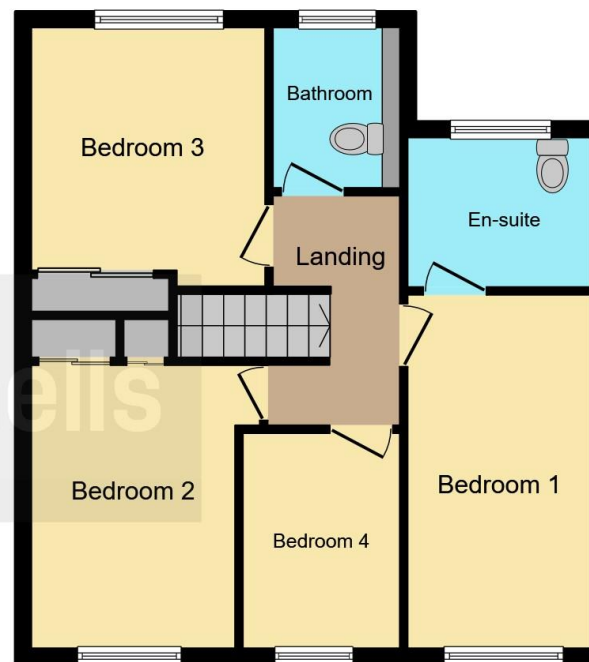








Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA306811

directions to this property:

Proceed out of Blaby along Enderby Road, at the roundabout turn left onto the Blaby Bypass. At the first roundabout turn right onto Grove Road, then continue along the Cambridge Road, turning left onto Dog And Gun Lane, right onto Springwell Lane and third right onto Harlequin Way, left onto Mandarin Way and left onto Monal Close where the property is situated and can be identified by our Connells For Sale board.

EPC Rating: E

Tenure: Freehold



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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