



Connells

Hart Close
Whetstone Leicester



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 Three Bedroom Semi-Detached is situated in the sought after location of Whetstone and would make an ideal family home. The property benefits from a garage and viewing is highly recommended to appreciate the accommodation on offer.

Entrance Porch

With a door to the front of the property, central heating radiator and door through to the lounge/diner.

Lounge/ Diner

22' 6" x 10' 9" (6.86m x 3.28m)

With a double glazed window to the front of the property, two central heating radiators stairs rising to the first floor. coving to the ceiling and patio doors leading to the conservatory.

Conservatory

10' 1" x 9' 10" (3.07m x 3.00m)

With laminate flooring, double glazed windows and double glazed French doors to the rear garden.

Kitchen

9' 7" x 8' 2" (2.92m x 2.49m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, plumbing for a washing machine, space for a fridge freezer, central heating radiator, spot lights to the ceiling and double glazed window to the rear and door leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

11' 8" max x 10' 5" max (3.56m max x 3.17m max)

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

Bedroom Two

10' 5" x 10' 3" (3.17m x 3.12m)

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

Bedroom Three

8' 5" x 7' 4" (2.57m x 2.24m)

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

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, airing cupboard, partly tiled walls and 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 integral garage.

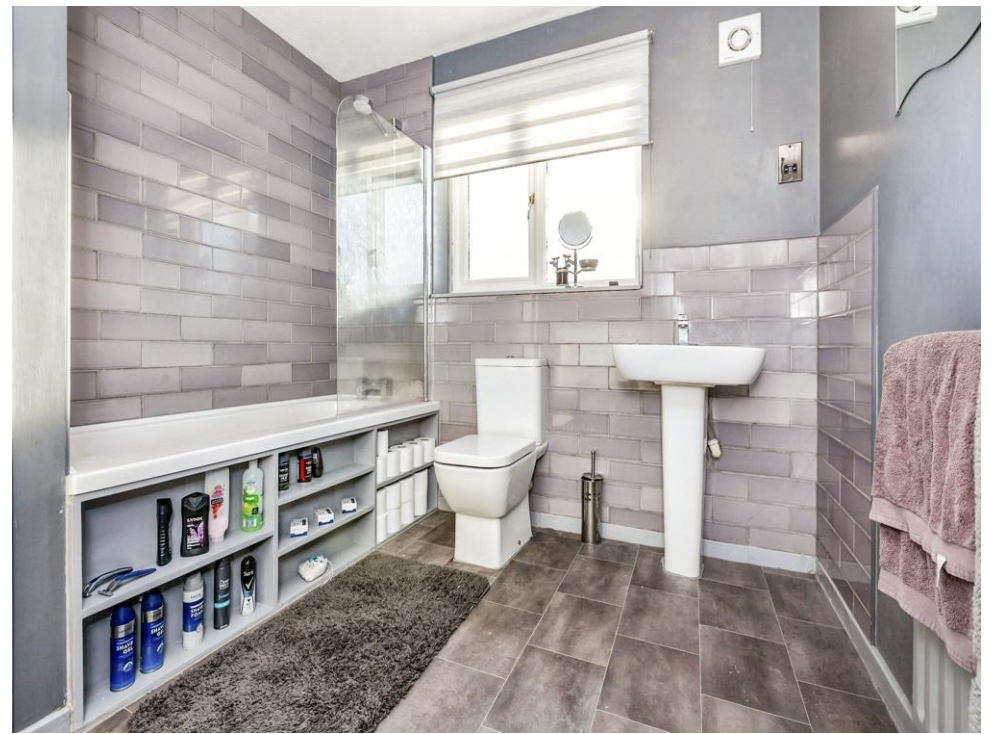
The rear garden has a patio area, lawn and fenced borders.

Integral Garage

17' x 8' 3" (5.18m x 2.51m)

With an up and over door, power and lighting.









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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view this property online connells.co.uk/Property/BLA308618

directions to this property:

Proceed out of Blaby along Enderby Road to the roundabout and turn left until you reach the next roundabout. Turn right onto Grove Road and at the next small roundabout, go straight over onto Cambridge Road. Proceed along Cambridge Road and turn left onto Dog & Gun Lane, next left Otter Way, then right onto Fox Covert. Take the second left onto Muntjack Road and left again onto Hart Close where the property is located.

EPC Rating: C

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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