



Connells

Abbott Way
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 property situated in the desirable location of Whetstone is as good as new. The property has a master bedroom with en-suite commanding the top floor and viewing is highly recommended to appreciate the accommodation on offer.

Entrance Hall

With a door to the front of the property, door to the lounge and access to the cloakroom.

Cloakroom

There is a wc, wash hand basin and central heating radiator.

Lounge

16' 9" x 12' 2" (5.11m x 3.71m)

With double glazed windows to the front and side and of the property, under stairs cupboard, central heating radiator and door to the inner hall.

Inner Hall

With stairs rising to the first floor and central heating radiator.

Kitchen/ Diner

15' 5" x 10' 5" (4.70m x 3.17m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven, gas hob, integrated fridge freezer, integrated washing machine and dish washer, tiled flooring, central heating radiator, double glazed window to the rear and double glazed french doors leading out to the rear garden.

First Floor Landing

With stairs rising from the lounge, airing cupboard, central heating radiator and window to the front of the property.

Bedroom Two

13' 5" x 8' 7" (4.09m x 2.62m)

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

Bedroom Three

12' x 8' 8" (3.66m x 2.64m)

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

Family Bathroom

There is a bath with mixer taps, wash hand basin, wc, towel radiator and double glazed window to the rear of the property.

Second Floor:

Bedroom One

20' x 15' 5" (6.10m x 4.70m)

With stairs rising from the first floor, double glazed window to the front, two skylight windows to the rear of the property and two central heating radiators.

En-Suite

There is a double shower cubicle, wash hand basin, wc, partly tiled walls and heated towel radiator.

Outside

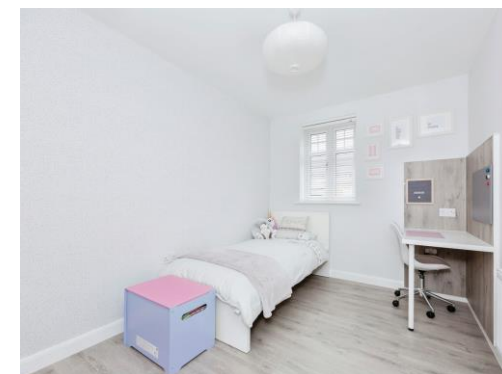
There is a driveway leading to the garage and a pathway to the front door.

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

Garage

17' 4" x 8' 11" (5.28m x 2.72m)

With an up and over door, power and lighting.









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

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directions to this property:

Proceed out of Blaby along Lutterworth Road and at the roundabout continue straight ahead onto Wychwood Road. At the next roundabout continue ahead onto Wright Close and follow the road around to the right where it becomes Abbott Way, where the property is located.

EPC Rating: B

Tenure: Freehold



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