



**Connells**

Newby 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 property is situated in a cul-de-sac location in Whetstone. The property would make an ideal home for a first time purchaser and benefits from a driveway. Viewing is highly recommended to appreciate this property.

### Entrance Hall

With a door to the front of the property and stairs rising to the first floor.

### Lounge/ Diner

23' 2" x 9' 5" ( 7.06m x 2.87m )

With a double glazed window to the front of the property, electric fireplace, central heating radiator and double glazed window to the rear.

### Kitchen

9' 5" x 7' 11" ( 2.87m x 2.41m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven, gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, tiled flooring, double glazed window to the rear and door to the side of the property.



## First Floor Landing

With stairs rising from the hallway, airing cupboard, loft access and double glazed window to the side of the property.

## Bedroom One

11' 2" x 9' 4" ( 3.40m x 2.84m )

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

## Bedroom Two

9' 7" max x 9' 4" max ( 2.92m max x 2.84m max )

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

## Bedroom Three

8' 1" x 6' 2" ( 2.46m x 1.88m )

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, tiled walls, tiled floor, heated chrome towel radiator and double glazed window to the rear of the property.

## Outside

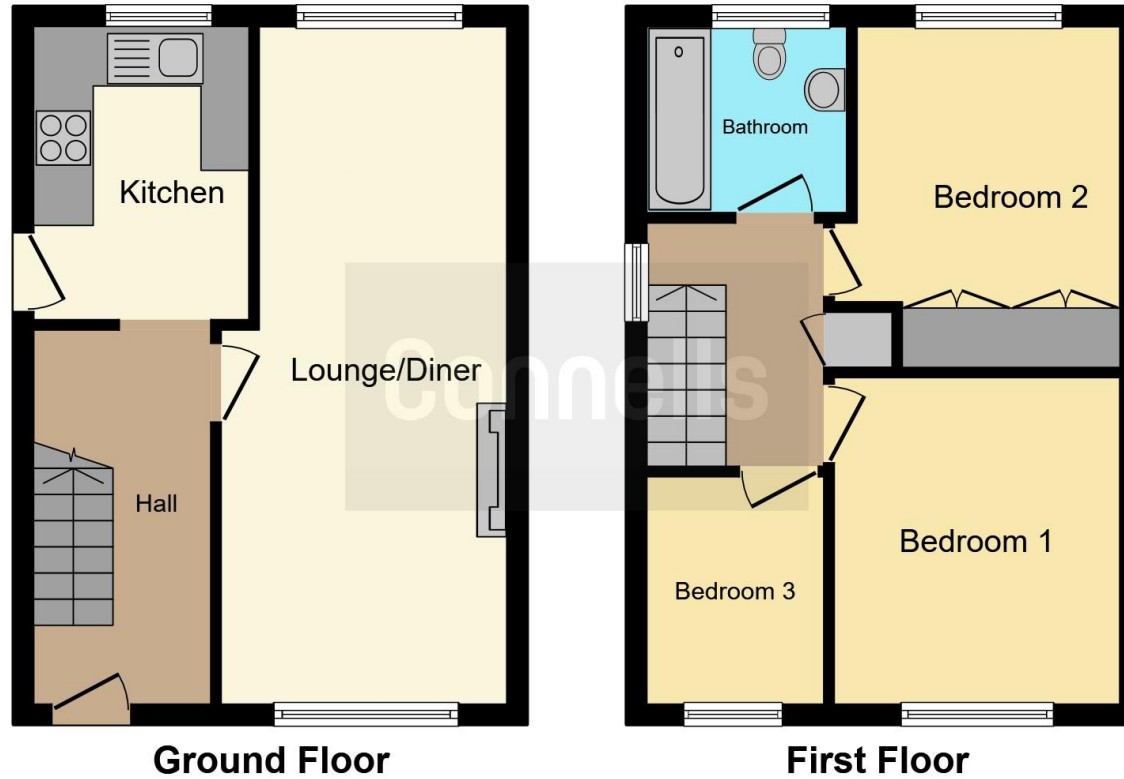
At the front of the property there is a lawned garden with driveway to the side

The rear garden has a lawn, patio area and timber fenced borders. There is a carport at the side.









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

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**view this property online [connells.co.uk/Property/BLA308929](http://connells.co.uk/Property/BLA308929)**

**directions to this property:**

Proceed out of Blaby along Enderby Road and at the roundabout continue straight ahead then take the first turn right onto Vicarage Lane. Turn left onto Newby 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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