



Connells

Bridge 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 two bedroom property would make an ideal first time or investment purchase and is being offered to the market with no onward chain. The property is well presented throughout and also benefits from a garage. Call now to arrange your viewing.

### Entrance Porch

With a door to the front of the property, double glazed window to the side of the property and door through to the lounge.

### Lounge

14' x 13' 11" ( 4.27m x 4.24m )

With a double glazed window to the front of the property, gas fireplace, central heating radiator, double doors through to the kitchen/diner and stairs rising to the first floor.

### Kitchen/ Diner

12' 6" x 8' 5" ( 3.81m x 2.57m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven, electric hob, cooker hood, plumbing for a washing machine, central heating radiator, two double glazed windows to the rear of the property and door to the conservatory.

### Conservatory

13' 1" x 8' 9" ( 3.99m x 2.67m )

A upvc construction with double glazed windows and double glazed french doors to the rear garden.



## First Floor Landing

With stairs rising from the ground floor, loft access and airing cupboard.

## Bedroom One

11' 8" x 10' 10" ( 3.56m x 3.30m )

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

## Bedroom Two

11' 11" x 7' 10" ( 3.63m x 2.39m )

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

## Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls, heated chrome towel radiator and double glazed window to the front of the property.

## Outside

At the front of the property there is a lawn and pathway to the front door.

The rear garden has an astro turf area, gravelled area, path to the rear garden and fenced borders.

## Garage

16' x 8' 3" ( 4.88m x 2.51m )

Located in a separate block with an up and over door.









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

**view this property online [connells.co.uk/Property/BLA309112](http://connells.co.uk/Property/BLA309112)**

**directions to this property:**

On leaving our Blaby office, proceed along Enderby Road to the roundabout and turn left onto the Bypass. At the Grove Road roundabout turn right onto Grove Road and at the mini roundabout turn right onto High Street and left onto Bridge Way where the property is situated.

**EPC Rating: D**

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA309112 - 0003