



Connells

Sunnyside 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 two bedroom property is situated in the sought after location of Whetstone, The property benefits from a large driveway and a good sized rear garden and would make an ideal first time or investment purchase. Call now to view.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor and central heating radiator.

Lounge

16' 3" max x 12' 8" max (4.95m max x 3.86m max)

With a double glazed window to the front of the property, central heating radiator and under stairs cupboard.

Kitchen/ Diner

12' 5" x 9' 11" (3.78m x 3.02m)

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



First Floor Landing

With stairs rising from the ground floor and loft access.

Bedroom One

12' 6" x 10' 8" (3.81m x 3.25m)

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

Bedroom Two

12' 6" max x 8' 8" max (3.81m max x 2.64m max)

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

Family Bathroom

There is a bath with shower over, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the side of the property.

Outside

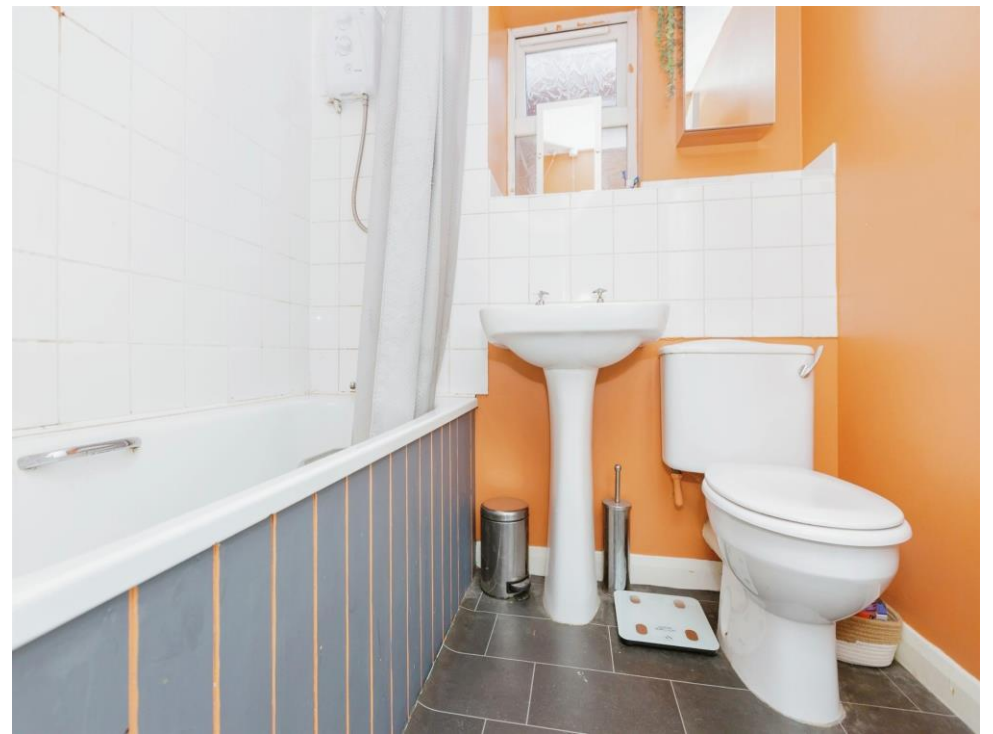
At the front of the property there is a driveway providing off road parking and an electric car charger.

The rear garden has a two patio areas, astro turf lawn, mature shrubs, three fruit trees, shed, side gate access and timber fencing.

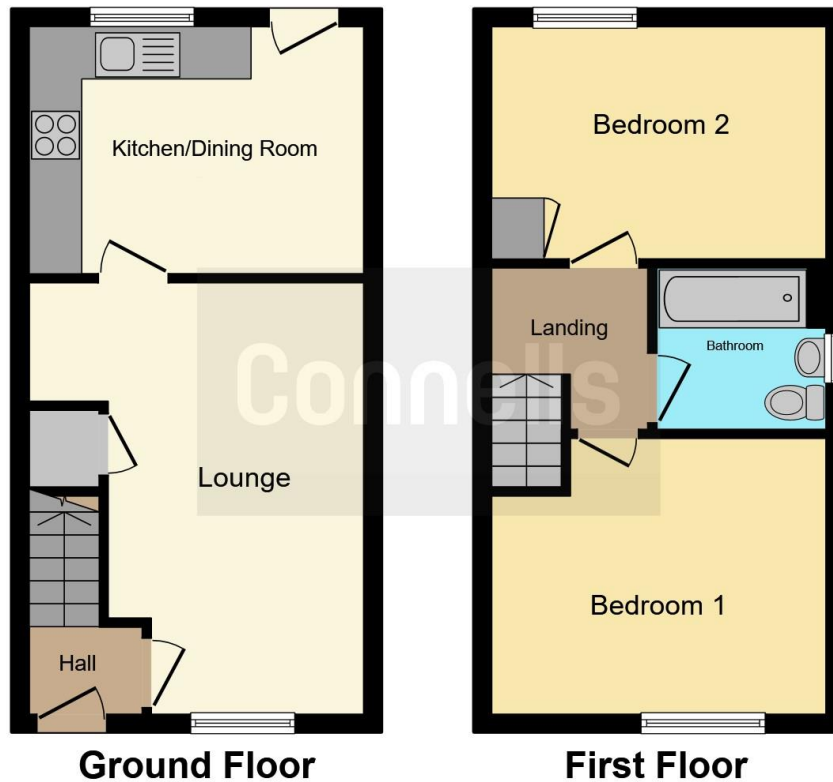
Note:

There is a Hive central heating system.









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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA308946

directions to this property:

Proceed out of Blaby along Enderby Road and at the roundabout continue straight ahead. Turn right onto Woodyard Lane and left onto Sunnyside Close where the property is located.

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.

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