



Connells

Greenfields
Whetstone Leicester

Greenfields Whetstone Leicester LE8 6NY

for sale offers in excess of
£250,000



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 the sought after area of Whetstone. The property benefits from a rear garden, off road parking and conservatory for extra space. Viewing highly advised to see the properties full potential. Call now.

Entrance Hall

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

Lounge

14' 1" x 11' (4.29m x 3.35m)

With a double glazed bow window to the front of the property, gas fireplace with feature surround and central heating radiator.

Dining Room

9' x 7' 11" (2.74m x 2.41m)

With double glazed patio doors through to the conservatory, coving to the ceiling and central heating radiator.

Conservatory

16' 4" x 8' 11" (4.98m x 2.72m)

With upvc double glazed windows to the rear and side and double glazed doors leading out to the garden.

Kitchen

11' 10" x 8' 2" (3.61m x 2.49m)

This kitchen is fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, central heating radiator and double glazed window to the rear of the property. The kitchen has been refurbished and is only 1 year old.



First Floor Landing

With stairs rising from the hallway and airing cupboard.

Bedroom One

12' 2" x 11' 4" (3.71m x 3.45m)

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

Bedroom Two

11' 4" x 8' 8" (3.45m x 2.64m)

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

Bedroom Three

9' x 7' 10" (2.74m x 2.39m)

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

Shower Room

There is a walk-in shower cubicle, wash hand basin, wc, tiled walls, tiled floor, central heating radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a driveway providing off road parking and a lawned garden.

The rear garden has a patio area, lawn with mature shrubs, a shed and fenced and hedge borders.









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/BLA309310

directions to this property:

Proceed out of Blaby Office along Enderby Road and turn left onto Blaby Bypass, at the next roundabout turn right onto Grove Road and right again at the next roundabout onto Brook Street which then becomes High Street. Turn left onto Avon Drive and left onto Greenfields 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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