



Connells

Coulson Close
Whetstone Leicester

Coulson Close Whetstone Leicester LE8 6PT

for sale
£270,000



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 house makes for an ideal first time buy. Situated in the highly sought after location of Whetstone, this property benefits from an outhouse in the garden supplying that extra space, perfect for a home office. Call the office to arrange a viewing.

Entrance Hall

With a door to the front of the property and central heating radiator.

Lounge

16' x 10' 6" (4.88m x 3.20m)

With a double glazed window to the front of the property, gas fire with feature surround and two central heating radiators.

Kitchen//Diner

13' 9" x 9' 3" (4.19m x 2.82m)

Fitted with wall and base units, work surfaces housing the sink drainer, plumbing for a washing machine and dish washer, integrated electric oven and gas hob with extractor fan over, vertical central heating radiator, tiled flooring, under stairs cupboard and double glazed windows to the rear and double glazed door leading out to the rear garden.



First Floor Landing

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

Bedroom One

13' 10" x 9' 5" (4.22m x 2.87m)

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

Bedroom Two

10' 7" x 7' 1" (3.23m x 2.16m)

With a window to the front and central heating radiator.

Bedroom Three

7' 6" x 6' 5" (2.29m x 1.96m)

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

Bathroom

There is a bath with mixer taps and shower over, wc with concealed cistern, wash hand basin in a vanity unit, 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 a lawned garden.

The rear garden has a paved patio area, lawn, an outbuilding, outside tap and plug sockets and a gate at the side.

Outbuilding

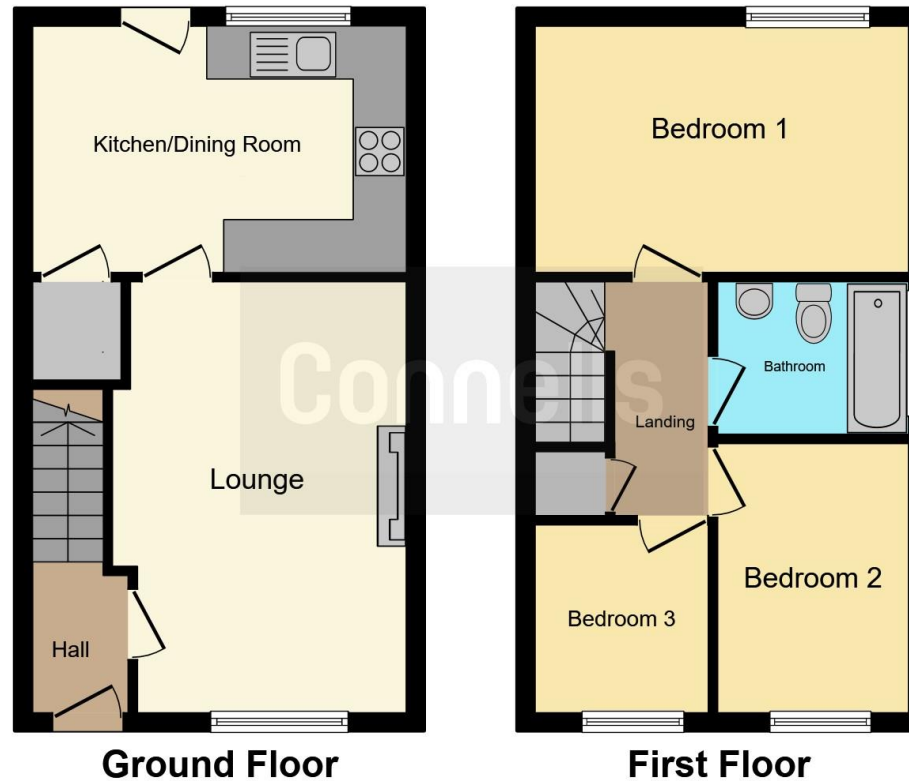
9' 2" x 7' 2" (2.79m x 2.18m)

With electric connected and lighting, double glazed window and 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

To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Lutterworth Road, at the roundabout continue straight over into Wychwood Road, right into Laundon Way, right into Burnham Drive, right into Worsley Way and left into Coulson Close where the property is located.

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309375



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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Property Ref: BLA309375 - 0005