



Connells

Victoria Road
Whetstone Leicester

Victoria Road
Whetstone Leicester LE8 6JY

for sale offers in excess of
£500,000



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 beautiful three bedroom home is situated in the sought after location of Whetstone. The property has a homely feel where you can envision yourself and your family and friends spending warm cosy winter evenings or long summer days. Viewing is recommended to experience the feel of this property.

Entrance Hall

There is a door to the front of the property, stairs rising to the first floor and understairs cupboard.

Lounge

13' x 12' 3" (3.96m x 3.73m)

With a double glazed bay window to the front of the property, gas fireplace, coving to the ceiling and central heating radiator.

Living Room

16' 11" x 12' 10" (5.16m x 3.91m)

With double glazed windows to the front and rear of the property, coving to the ceiling, central heating radiator and woodburner.

Office/Playroom

15' 3" x 9' 4" (4.65m x 2.84m)

This versatile room could be used as a fourth bedroom, with double glazed windows to the front and rear of the property, coving to the ceiling, spot lights to the ceiling & built in wardrobes.

Downstairs Shower Room

There is a shower cubicle, wc with concealed cistern, wash hand basin in a vanity unit, LED spot lights, tiled walls, tiled flooring and double glazed window to the side of the property.

Snug Area

This area leads through to the kitchen/dining room.

Kitchen/Dining Room

31' 6" x 17' 8" (9.60m x 5.38m)

Fitted with matching wall and base units, work surfaces, splashback tiling, island with breakfast bar seating and work surfaces housing the Belfast sink, integrated double oven, separate cooker with cooker hood over, space for a fridge freeze, under floor heating, spot lights to the ceiling, large skylight, double glazed window to the side of the property and bi-folding doors opening out to the rear garden.

Utility Room/Pantry

There are wall and base units, work surfaces and plumbing for a washing machine.

First Floor Landing

There are stairs rising from the hallway and loft access.

Bedroom One

With fitted wardrobes, central heating radiator, coving to the ceiling and double glazed window to the front of the property with fitted blinds.

Bedroom Two

13' 1" x 10' 5" (3.99m x 3.17m)

There are fitted wardrobes, central heating radiator, spot lights to the ceiling and double glazed windows to the front and rear of the property.

Bedroom Three

13' 3" x 7' 11" (4.04m x 2.41m)

With double glazed windows to the front and rear of the property, central heating radiator, coving to the ceiling, fitted wardrobes and a built in desk.

Bathroom

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

Outside

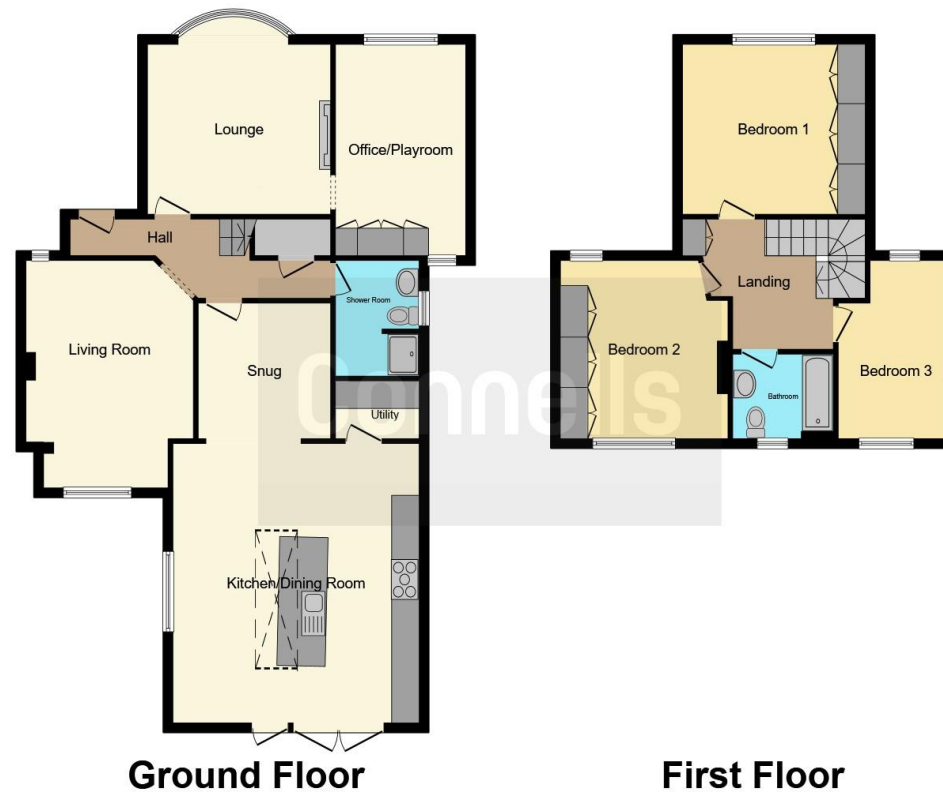
At the front of the property there is a driveway providing ample off road parking with borders having mature shrubs.

The rear garden has a paved patio area, lawn, further seating area, borders with mature shrubs and fenced 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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 LEICESTER LE8 4GQ

directions to this property:

Proceed out of Blaby along Enderby Road and at the roundabout continue straight ahead and turn left onto Victoria Road where the property is located.

EPC Rating: C Council Tax
 Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA306188



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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