



Connells

Newby Close
Whetstone Leicester

Newby Close Whetstone Leicester LE8 6YW

for sale
£220,000



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 two bedroom semi-detached home has been modernised throughout with a refitted bathroom and kitchen. Situated in a cul-de-sac location with ample off road parking and a well maintained rear garden, viewing is highly recommended.

Entrance Hall

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

Lounge/Diner

13' 4" x 12' 7" (4.06m x 3.84m)

With a double glazed window to the front of the property, tv and telephone points, central heating radiator and new doors fitted.

Kitchen

12' 11" x 7' (3.94m x 2.13m)

Re-fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven and gas hob, plumbing for a washing machine, combi boiler, spaces for a fridge and freezer, tiled flooring, double glazed window to the rear and door to the rear leading out to the garden.



First Floor Landing

With stairs rising from the hallway, loft access and doors through to the bedrooms and bathroom.

Bedroom One

12' 1" x 10' 2" (3.68m x 3.10m)

With a double glazed window to the front of the property, two fitted wardrobes, central heating radiator and a new door.

Bedroom Two

8' 11" x 6' 5" (2.72m x 1.96m)

With a double glazed window to the rear of the property, central heating radiator, coving to the ceiling and a new door.

Bathroom

Refitted suite with a bath with mixer taps and shower over, wash hand basin in a vanity unit and wc. Partly tiled walls, heated chrome towel radiator, new door and a 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.

The well maintained rear garden has two patio areas, lawn, two sheds and timber fenced borders.

Shed

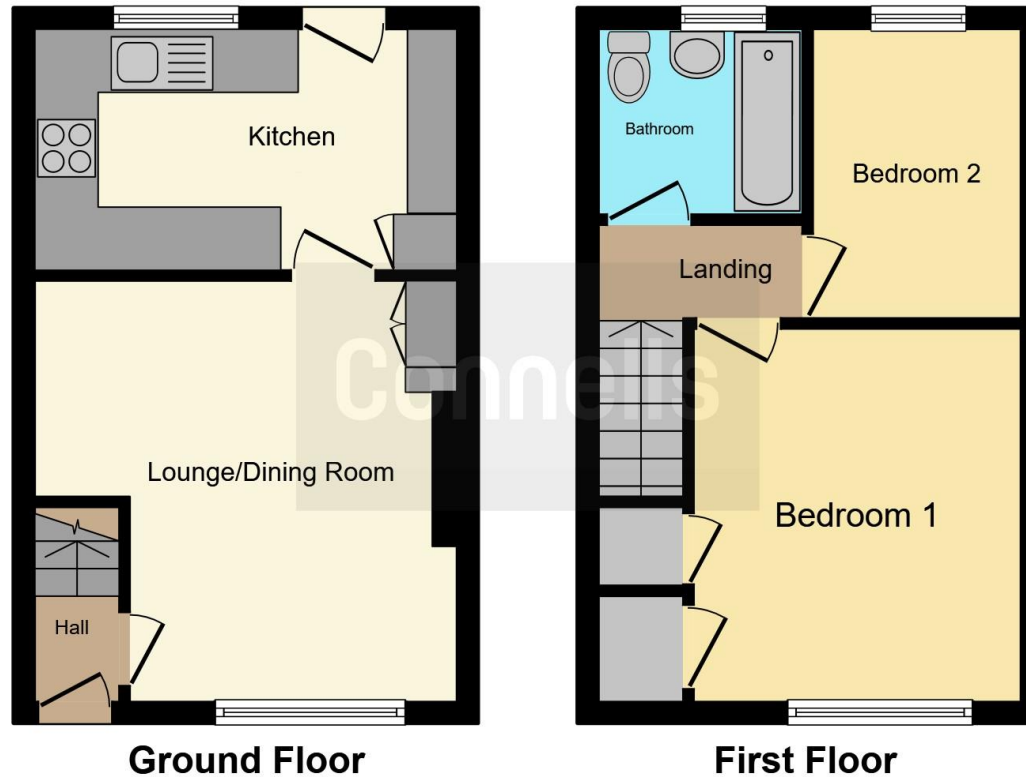
7' 8" x 5' 9" (2.34m x 1.75m)

Currently being used as a utility/storage space and is insulated.









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 Enderby Road and at the roundabout continue straight ahead then take the first turn right onto Vicarage Lane. Turn left onto Newby Close where the property is located and can be identified by our Connells For Sale board.

EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309556



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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