





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 extended three bedroom property is situated in the sought after location of Whetstone. The real hub of this home is the kitchen living area which is ideal for entertaining. With a large utility room and an extra reception room offering a versatile space this property offers everything you need.

Entrance Hall

With a door to the front of the property, stairs rising to the first floor, coat cupboard and under stairs cupboard.

Cloakroom

There is a wc, wash hand basin and double glazed window to the front of the property.

Lounge/Playroom

13' 5" x 11' 6" (4.09m x 3.51m)

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

Kitchen/Living Room

25' 2" max x 19' 11" max (7.67m max x 6.07m max)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven, gas hob with cooker hood over, space for a fridge freezer, central heating radiator, double glazed window to the rear of the property and two sets of French doors leading out to the rear garden.

Utility Room

8' 8" x 8' 3" (2.64m x 2.51m)

There is plumbing for a washing machine, wash hand basin in a vanity unit, central heating radiator, double glazed window to the side of the property and door from the playroom.

First Floor Landing

With stairs rising from the hallway.

Bedroom One

13' 6" x 11' 9" max (4.11m x 3.58m max)

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

Bedroom Two

10' 10" x 10' 1" (3.30m x 3.07m)

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

Bedroom Three

11' 9" x 7' 10" (3.58m x 2.39m)

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

Bathroom

There is a bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, partly tiled walls, chrome heated towel radiator and double glazed window to the front of the property.

Outside

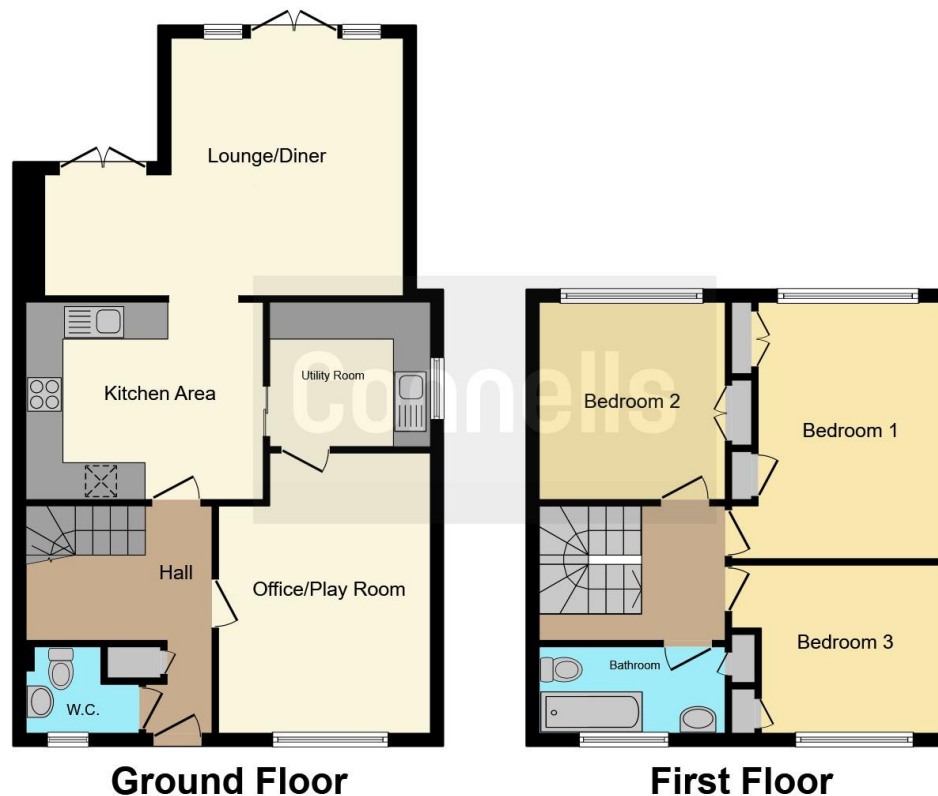
At the front of the property there is a driveway providing off road parking and an EV charging point. A gate at the side leads through to the rear garden.

The rear garden has a paved patio area, lawn 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

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T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

directions to this property:

Proceed out of Blaby along Enderby Road, straight over the roundabout and take a left turn onto Victoria Street which becomes High Street. Turn right onto Avon Drive where the property is situated on the left hand side.

EPC Rating: C Council Tax
 Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309406



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