



**Connells**

Newby Close  
Whetstone Leicester

# Newby Close Whetstone Leicester LE8 6YW

for sale  
**£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.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

This well presented three bedroom semi-detached property is located within a pleasant cul-de-sac in the sought-after area of Whetstone. Offering an excellent opportunity for first-time buyers, the home provides well-proportioned accommodation throughout and benefits from off-road parking.

## Entrance Hall

With a door to the front of the property and stairs rising to the first floor.

## Lounge/Diner

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

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven, gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, tiled flooring, double glazed window to the rear and door to the side of the property.

## First Floor Landing

With stairs rising from the hallway, airing cupboard, loft access and double glazed window to the side of the property.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Family Bathroom

There is a bath with shower over, wash hand basin, wc, tiled walls, tiled floor, heated chrome towel radiator and double glazed window to the rear of the property.

## Outside

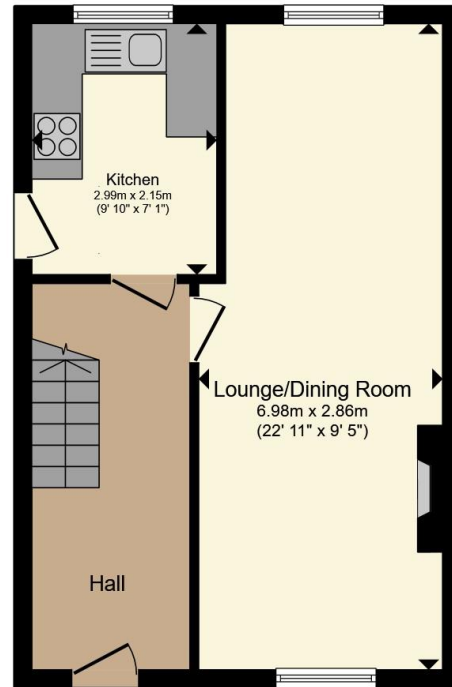
At the front of the property there is a lawned garden with driveway to the side

The rear garden has a lawn, patio area and timber fenced borders. There is a carport at the side.

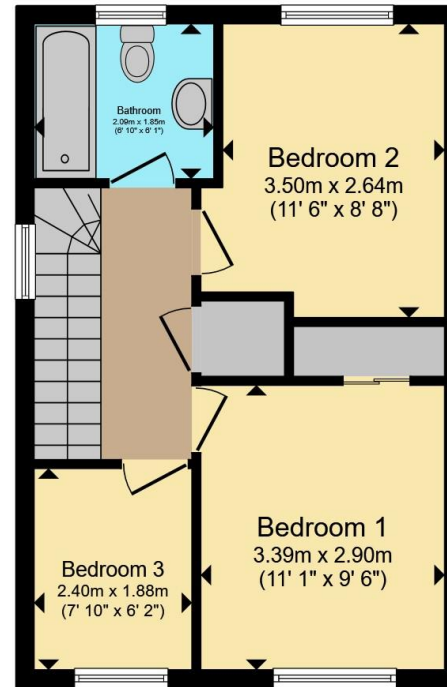








**Ground Floor**



**First Floor**

Total floor area 75.1 m<sup>2</sup> (808 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)

**Connells**

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.

EPC Rating: C Council Tax  
Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA310209](http://connells.co.uk/Property/BLA310209)**



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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