



Connells

Warwick Road
Whetstone Leicester



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 and Narborough train station. 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 three bedroom detached property has character and is one not to be missed. The property is well presented and spacious throughout and situated in the sought after village of Whetstone. Call now to view.

Porch

With a door to the front of the property, access to the cloakroom and door to the hallway.

Cloakroom

There is a wc, wash hand basin, central heating radiator and window to the front of the property.

Entrance Hall

There is a door from the porch and stairs rising to the first floor.

Lounge

With a double glazed window to the front of the property, two central heating radiators, brick built fireplace with log burner and patio doors leading through to the conservatory.

Conservatory

With double glazed windows to the sides and rear and French doors leading out to the rear garden.

Kitchen/ Dining Room

Fitted with wall and base units, work surfaces housing the sink, integrated oven and gas hob with cooker hood over, central heating radiator and double glazed windows to the front and rear of the property.

Utility Room

There are base units, work surfaces and a double glazed window to the rear of the property and door to the rear garden.

First Floor Landing

With stairs rising from the hallway and double glazed window to the rear 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 front of the property and central heating radiator.

Bedroom Three

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

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls, 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 off road parking and leads to the garage. There is a brick wall with wrought iron fencing and a gate at the side leads through to the rear garden.

The rear garden has a paved patio seating area, lawn and raised flower beds with mature planting.

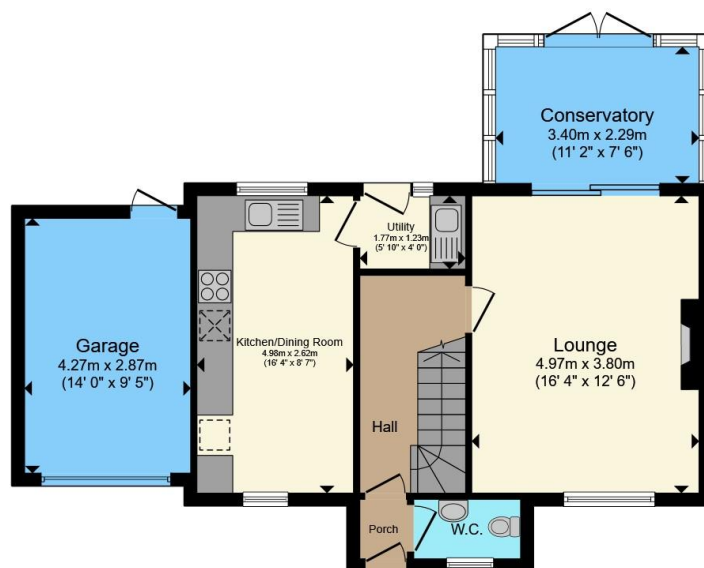
Garage

There is an up and over door at the front and a single door at the rear.

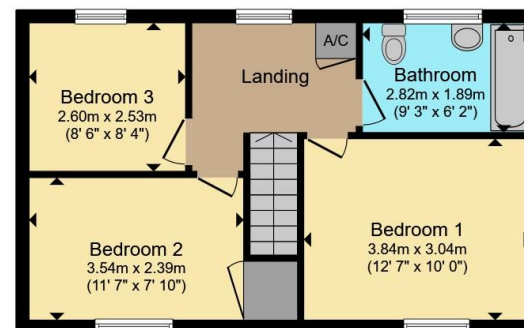








Ground Floor



First Floor

Total floor area 107.3 m² (1,155 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

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 turn left, at the next turn right onto Grove Road and at the mini roundabout go straight over onto Warwick Road where the property is located and can be identified by our Connells For Sale Board

EPC Rating: D Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310048



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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