

for sale

£230,000



Abbott Way Whetstone Leicester LE8 6RA

This well presented detached coach house is situated in the popular area Whetstone. The property benefits from two bedrooms and a garage and would make an ideal first time purchase. Viewing is highly recommended.



# Abbott Way Whetstone Leicester LE8 6RA

## Agents Note:

There is a right of way to allow the neighbours access to the garages below.

## Entrance Porch

There is a door to the front elevation and a central heating radiator.

## Hallway

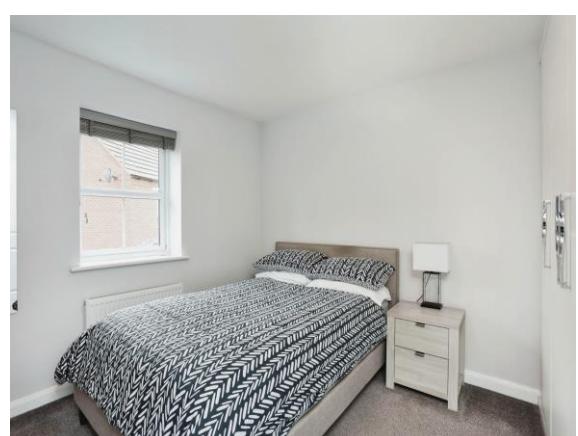
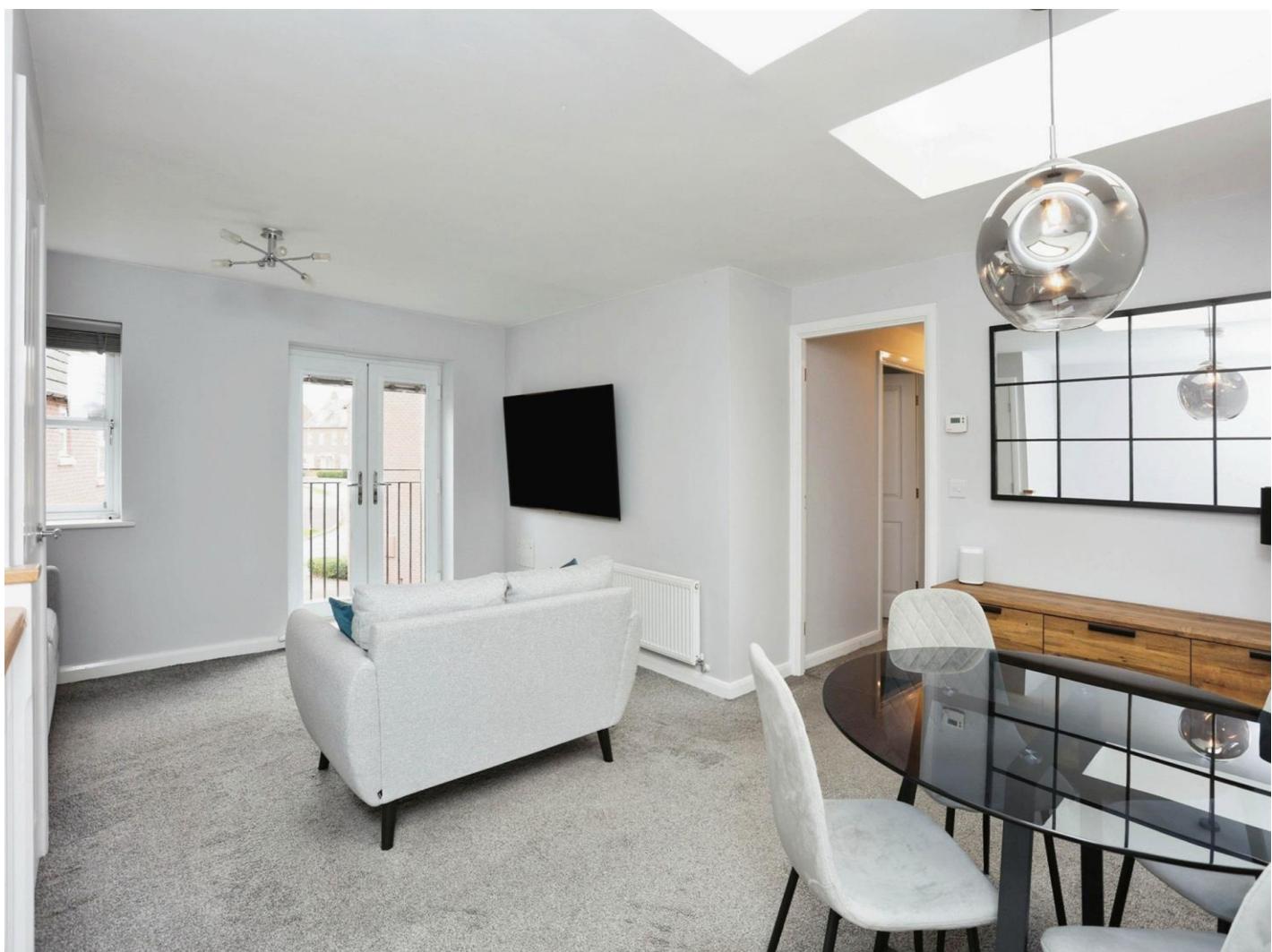
With a central heating radiator, access to the garage and stairs rising to the first floor.

## Lounge/Diner

With stairs rising from the hallway, double glazed skylight windows to the rear of the property, double glazed doors with a Juliet balcony to the front, storage cupboard and two central heating radiators.

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, central heating radiator, tiled flooring, ceiling spot lights and a skylight window.



## Bedroom One

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

## Bedroom Two

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

## Bathroom

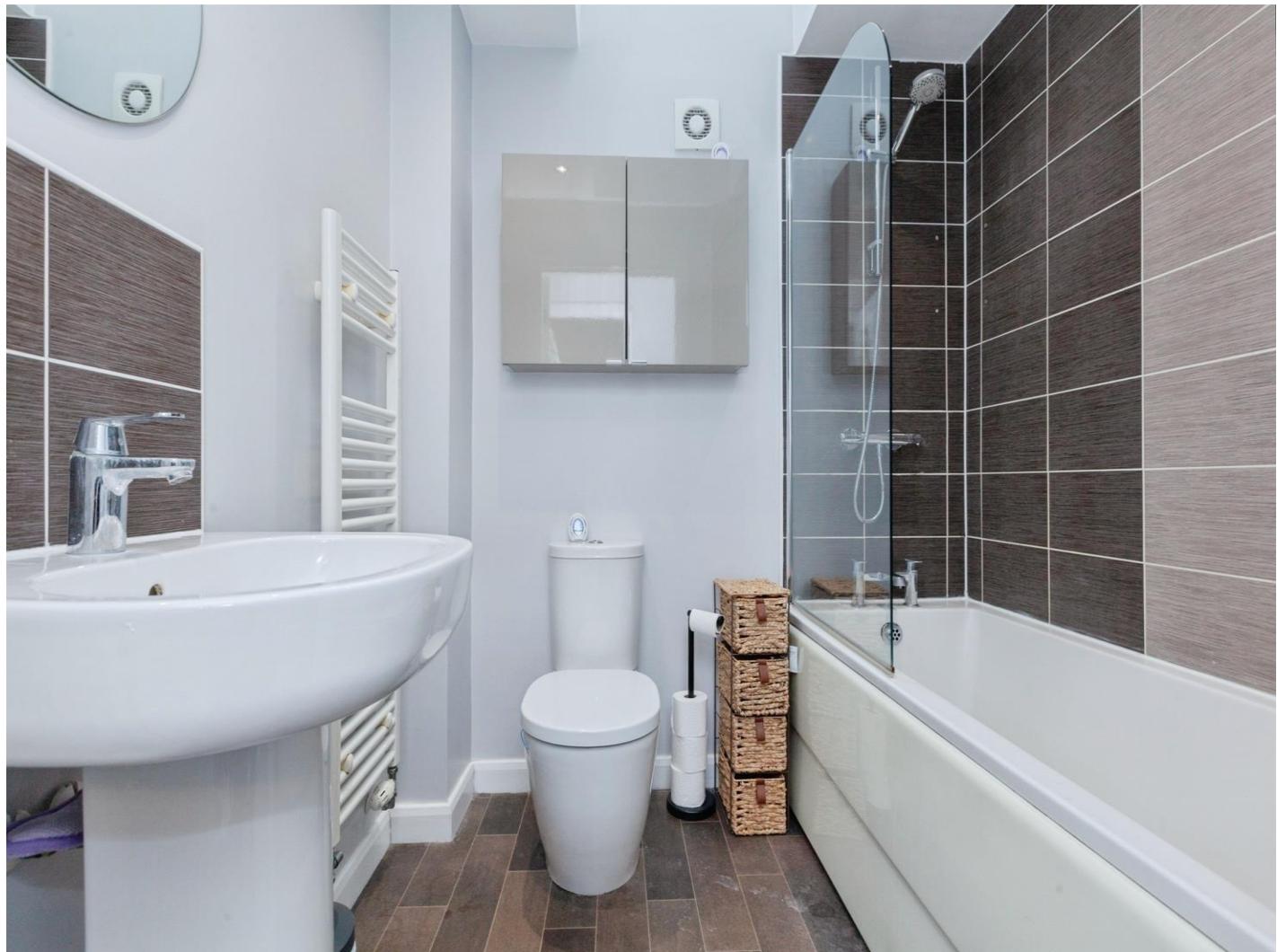
There is a bath with shower over, wash hand basin, wc, partly tiled walls, towel radiator and skylight window to the rear of the property.

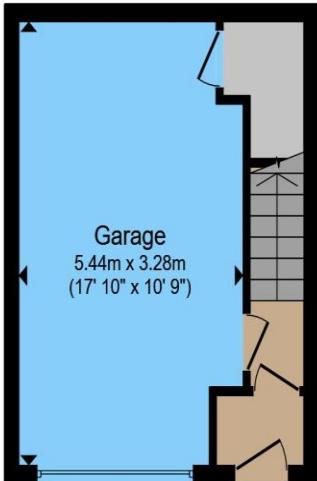
## Outside

There is a lawned area to the rear of the property which is accessed via a side gate.

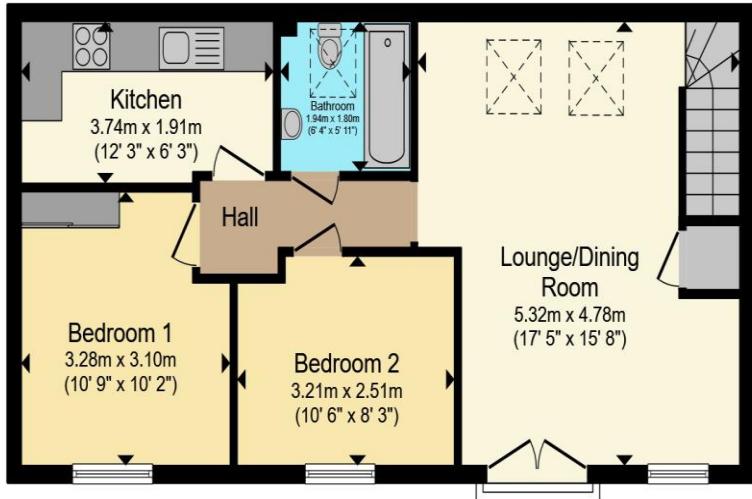
## Garage

There is an up and over door to the front, access to an under stairs storage cupboard and door through to the entrance porch.





**Ground Floor**



**First Floor**

Total floor area 79.2 m<sup>2</sup> (853 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)

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#### **directions to this property:**

On leaving our Blaby office continue along the Leicester/Lutterworth Road. At the roundabout take the second left into Wychwood Road and on approaching the next roundabout continue straight over into Wright Close. Follow the road round and turn right onto Abbott Way where the property is located.

To view this property please contact Connells on

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

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 LEICESTER LE8 4GQ

Property Ref: BLA309863 - 0003

Tenure:Freehold EPC Rating: B

Council Tax Band: B

**view this property online [connells.co.uk/Property/BLA309863](http://connells.co.uk/Property/BLA309863)**



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