



Connells

Cooper Crescent
Whetstone Leicester

Cooper Crescent Whetstone Leicester LE8 6AF

for sale offers in excess of
£315,000



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 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.

This spacious three bedroom semi-detached property is situated in the sought after location of Whetstone. The property is immaculately presented throughout and benefits from a garage. Early 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.

Cloakroom

There is a wc, wash hand basin and central heating radiator.

Lounge

With a double glazed window to the front of the property, central heating radiator and double glazed French doors to the rear leading out to the garden.

Kitchen/Diner

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven, integrated gas hob with cooker hood over, plumbing for a washing machine and dish washer, central heating radiator, double glazed window to the front of the property and double glazed French doors to the rear of the property leading out to the garden.

First Floor Landing

With stairs rising from the ground floor, airing cupboard and double glazed window to the front of the property.

Bedroom One

With a double glazed window to the front of the property, built in wardrobes, central heating radiator and door to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin, wc, towel radiator, tiled walls and double glazed window to the rear of the property.

Bedroom Two

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

Bedroom Three

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

Outside

At the front of the property there is a leading to the front door, lawn and small hedging. There is a driveway at the side providing off road parking and leads through to the garage.

The rear garden has a lawn, patio seating area and timber fenced borders.

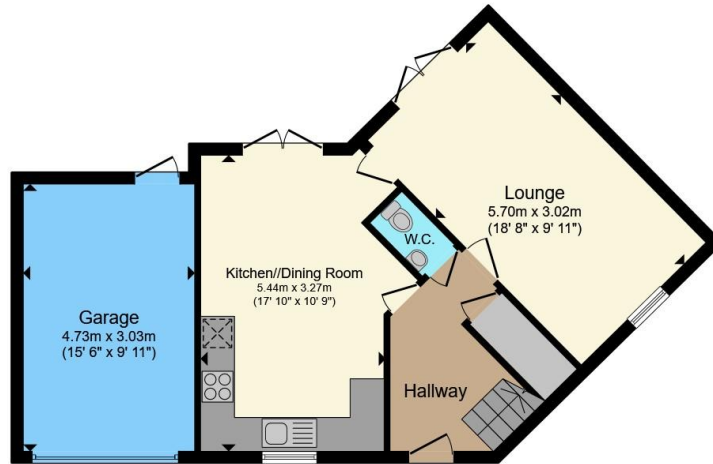
Garage

There is an up and over door, power and lighting and a door to the rear garden.









Ground Floor



First Floor

Total floor area 103.2 m² (1,111 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:

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 and right onto Cooper Crescent where the property is located.

EPC Rating: C Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309950



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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