



Connells

Burnham Drive
Whetstone Leicester

Burnham Drive Whetstone Leicester LE8 6HY

for sale offers in excess of
£400,000



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.

This spacious detached family home is in the popular area of Whetstone within the Badgerbrook School catchment area. Benefiting from four double bedrooms, en-suite, utility room & a conservatory - viewing is recommended to appreciate the accommodation on offer.

Entrance Hall

With a door to the front of the property.

Cloakroom

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

Lounge

With a double glazed window to the front of the property, fireplace with feature surround, coving to the ceiling, two central heating radiators and double doors through to dining room.

Dining Room

With double glazed patio doors leading through to the conservatory and central heating radiator.

Conservatory

A upvc construction with a tiled floor, double glazed windows to the rear and side and double glazed doors leading out to the rear garden.

Kitchen

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated double electric oven and gas hob with cooker hood over, plumbing for a dish washer, integrated fridge freezer, double glazed window and double glazed French doors to the rear of the property.

Utility Room

There are wall units, work surface, plumbing for a washing machine, central heating boiler, partly tiled walls and double glazed door to the side of the property.

First Floor Landing

With stairs rising from the hallway.

Bedroom One

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

En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc, fully tiled walls, chrome towel radiator and a double glazed window to the front 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.

Bedroom Four

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

Family Bathroom

There is a 'P' shaped bath with mixer taps and shower over, wash hand basin in a vanity unit, wc with concealed cistern, tiled walls, chrome heated towel radiator, tiled flooring and a double glazed window to the rear of the property.

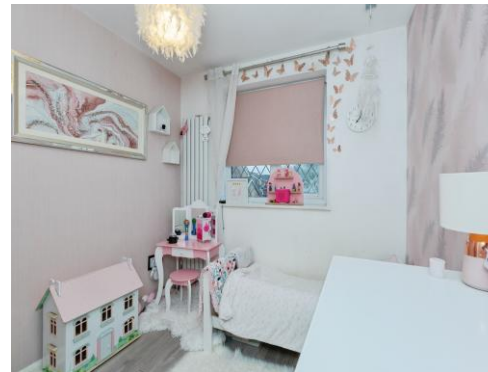
Outside

At the front of the property there is a block paved driveway providing off road parking which leads to the garage and a small lawned area.

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

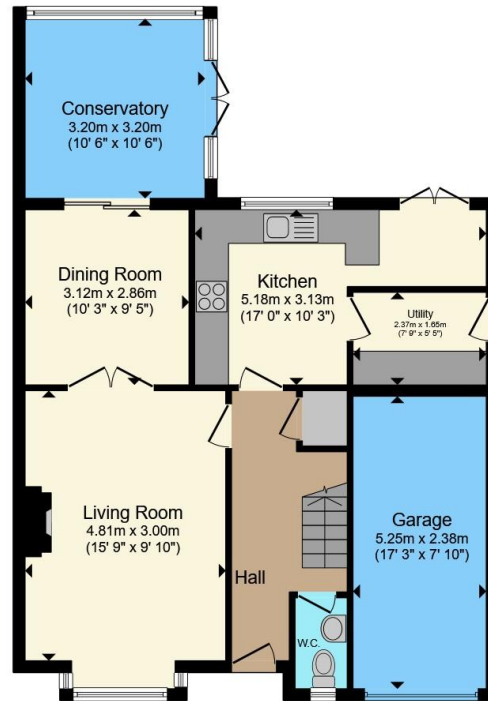
Integral Garage

With an up and over door to the front.

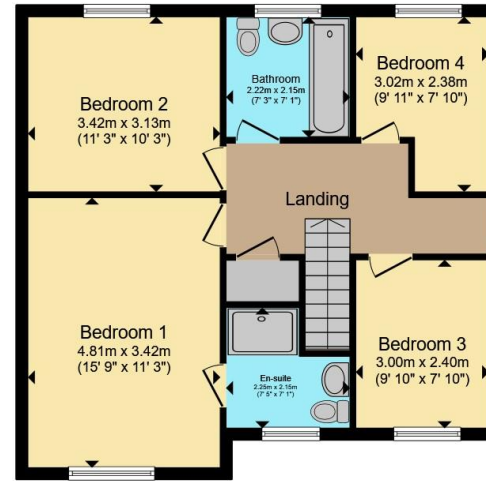








Ground Floor



First Floor

Total floor area 141.7 m² (1,526 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



To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309533

directions to this property:

Proceed out of Blaby along Enderby Road, at the roundabout turn left onto Blaby Bypass. At the next roundabout turn right onto Grove Road and left at the next roundabout onto Burnham Drive where the property is situated and can be identified by our Connells For Sale board

EPC Rating: C Council Tax Band: E

Tenure: Freehold



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: BLA309533 - 0003