



**Connells**

Bramley Cottage High Street  
Whetstone Leicester

# Bramley Cottage High Street Whetstone Leicester LE8 6LP

for sale offers in excess of  
**£290,000**



## 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 semi-detached property is in the popular location of Whetstone. Benefitting from three bedrooms, master with en-suite and open plan living/kitchen and with off road parking - viewing is highly recommended.

## Entrance Hall

With a door and double glazed window to the front of the property, stairs rising to the first floor, under stairs cupboard, central heating radiator.

## Cloakroom

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

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven and hob with cooker hood over, plumbing for a washing machine, central heating radiator and double glazed window to the front of the property.

## Lounge

There are Bi-folding doors to the rear and a central heating radiator.

## First Floor Landing

With stairs rising from the hallway, airing cupboard and central heating radiator.

## Bedroom Two

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

## Bedroom Three

With two double glazed windows to the rear of the property and central heating radiator.

## Bathroom

There is a bath, shower cubicle, wash hand basin in a vanity unit, mood lighting and tiled walls.

## Second Floor:

### Bedroom One

With two double glazed skylight windows to the front of the property, built in wardrobes and central heating radiator.

### En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc, partly tiled walls, central heating radiator and double glazed skylight window to the rear of the property.

## Outside

At the front of the property there is a small front garden with path leading to the front door.

There is off road parking to the side of the property.

The rear garden has a patio and walled borders.

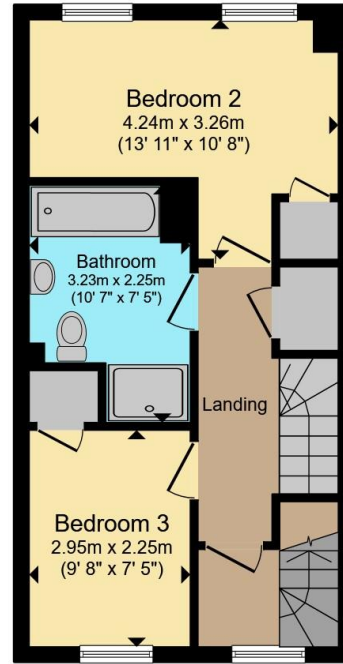








**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 100.8 m<sup>2</sup> (1,085 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)



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 and turn left onto Victoria Road, which then becomes High Street where the property is located.

EPC Rating: B Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309981](http://connells.co.uk/Property/BLA309981)**



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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