



Connells

Pintail Close
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.

This three bedroom detached property is situated in the sought after location of Whetstone. The property benefits from an extra reception room downstairs and a downstairs cloakroom and viewing is highly recommended.

Entrance Hall

There is a door to the front of the property, stairs rising to the first floor and access to the cloakroom and lounge.

Cloakroom

There is a wc, wash hand basin with splashback tiles and double glazed window to the front of the property.

Lounge

There is a double glazed window to the front of the property, under stairs cupboard, fireplace with feature surround, coving to the ceiling and opening through to the dining area.

Dining Area

With a central heating radiator, coving to the ceiling, double glazed French doors through to the utility room and an opening to the kitchen.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated oven and hob with cooker hood over, plumbing for a dish washer and double glazed windows to the side and rear of the property.

Utility Room

There are wall and base units, work surfaces, plumbing for a washing machine, double glazed window and door to the rear of the property and a door through to a further reception room.

Further Reception Room

Accessed from the utility room there are double glazed windows to the rear and side of the property.

First Floor Landing

With stairs rising from the hallway and a double glazed window to the side 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 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.

Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc, chrome towel radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a lawn with mature tree and a path to the front door.

At the side there is off road parking.

The rear garden has patio seating areas, lawn, shed and wall and fenced borders.









Total floor area 87.2 m² (939 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/BLA309989

directions to this property:

Proceed from our Blaby office along Lutterworth Road and at the roundabout proceed ahead onto Wychwood Road. At the next roundabout turn right onto Dog and Gun Lane, then left onto Springwell Lane. Turn right onto Harlequin Way, left onto Mandarin Way then second right onto Pintail Close where the property is located and can be identified by our Connells For Sale board.

EPC Rating: C Council Tax Band: C

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.

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