



Connells

Meteor Way
Whetstone Leicester

Meteor Way Whetstone Leicester LE8 6AD

for sale
£364,950



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.

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'

This four bedroom detached family home is situated in the sought after location of Whetstone. The property is well presented throughout and has a room that tick every box. The kitchen is an ideal area for entertaining and the property come complete with a garage. Call now to view,

Agents Note:

The sellers advise that they pay £300 per annum towards upkeep of the surrounding estate.

Entrance Hall/Study

14' 10" x 11' 11" (4.52m x 3.63m)

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

Cloakroom

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

Utility Room

Accessed from the hall, there are wall and base units, work surfaces housing the sink drainer, plumbing for a washing machine, central heating radiator and door to the side of the property.

Lounge

14' 10" x 10' 8" (4.52m x 3.25m)

With a double glazed window to the front of the property, central heating radiator and double doors through to the kitchen/diner.

Kitchen/Diner

23' 1" x 11' 4" (7.04m x 3.45m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven, gas hob with cooker hood over, two central heating radiators, spot lights to the ceiling, double glazed window to the rear of the property and French doors leading out to the rear garden.

First Floor Landing

With stairs rising from the ground floor, airing cupboard and loft access.

Bedroom One

13' 5" x 11' 11" (4.09m x 3.63m)

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, wc, central heating radiator and partly tiled walls

Bedroom Two

13' 8" x 8' 9" (4.17m x 2.67m)

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

Bedroom Three

8' 7" x 8' 7" (2.62m x 2.62m)

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

Bedroom Four

8' 10" x 8' 3" (2.69m x 2.51m)

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

Bathroom

There is a bath with mixer taps, wash hand basin in a vanity unit, wc, radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a path to the front door with a garden on both sides.

The rear garden has been upgraded, featuring a new patio area, lawn and low maintenance planting - a perfect area for relaxing and entertaining.

Garage

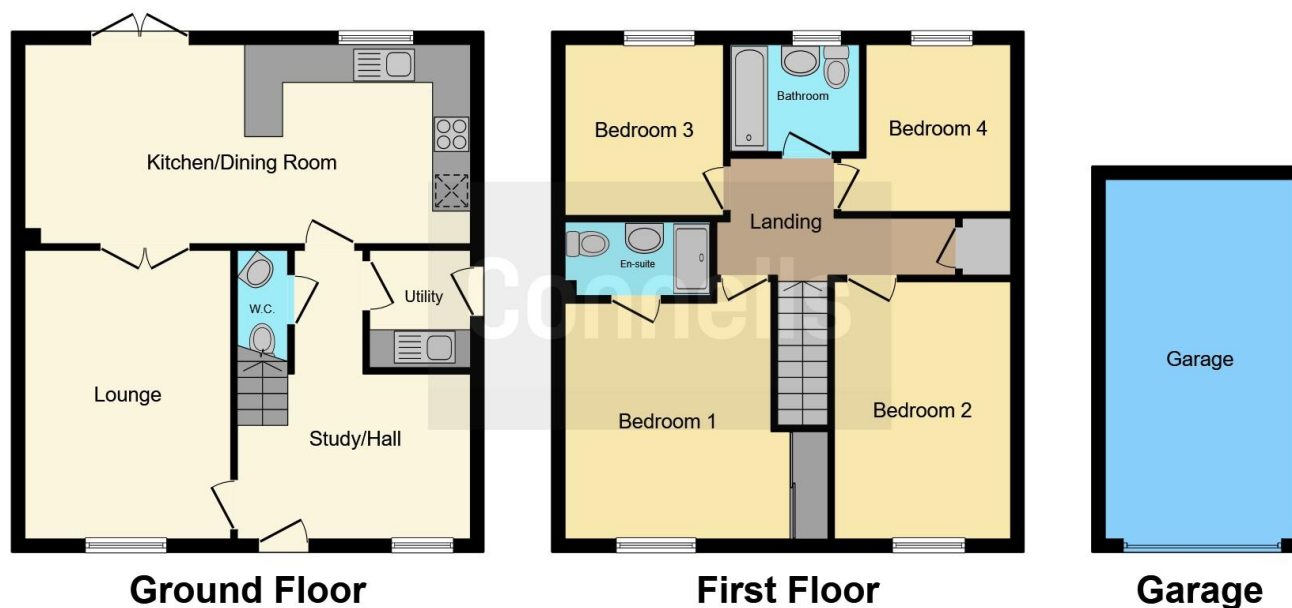
18' 11" x 9' 10" (5.77m x 3.00m)

With an up and over door, power and lighting.









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.focalagent.com

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA310156

directions to this property:

Proceed out of Blaby along Lutterworth Road and turn right onto Grove Road. At the end of the road continue straight ahead at the roundabout and at the next mini roundabout continue ahead onto Cambridge Road. Turn left onto Hunter Road and Meteor Way is at the end of the road where the property is situated.

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.

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