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**FOR SALE**

**Connells**

Muntjack Road  
Whetstone Leicester



# Muntjack Road Whetstone Leicester LE8 6BJ

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.

Set within a popular and well-established residential area of Whetstone, this impressive four bedroom detached family home offers generous living accommodation, modern interiors and excellent outdoor space - ideal for families and those seeking a move in ready property.

## Kitchen Area

18' 11" x 13' 3" ( 5.77m x 4.04m )

A door to the front of the property leads into the kitchen which is fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, breakfast bar, space for an oven, cooker hood, central heating radiator and a double glazed window to the front of the property.

## Dining Area

14' 5" x 7' 2" ( 4.39m x 2.18m )

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

## Cloakroom

There is a wc, wash hand basin and heated towel radiator.

## Lounge

21' 7" x 15' 6" ( 6.58m x 4.72m )

There is a double glazed bay window to the rear of the property, double glazed French doors leading out to the rear garden, coving to the ceiling, central heating radiator and a vertical radiator.

## First Floor Landing

With stairs rising from the ground floor and loft access.

## Bedroom One

14' max x 13' 4" max ( 4.27m max x 4.06m max )

With two double glazed windows to the front of the property, fitted wardrobes, central heating radiator and door to the en-suite.

## En-Suite Wet Room

A fully tiled room with a shower, wash hand basin in a vanity unit, wc, heated towel rail and double glazed window to the side of the property.

## Bedroom Two

10' 4" x 9' 11" ( 3.15m x 3.02m )

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

## Bedroom Three

11' 1" max x 9' 10" max ( 3.38m max x 3.00m max )

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

## Bedroom Four

9' 10" x 8' 2" ( 3.00m x 2.49m )

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

## Family Bathroom

There is a Jacuzzi bath with mixer taps, wash hand basin in a vanity unit, wc, fully tiled walls, chrome heated towel radiator and a double glazed window to the side of the property.

## Outside

The property is approached via a wide driveway providing ample off road parking. The driveway gives access to the double garage.

The rear garden has a paved patio area which wraps around to the side of the property, an extensive decked entertaining area, well kept lawn and timber fenced borders.

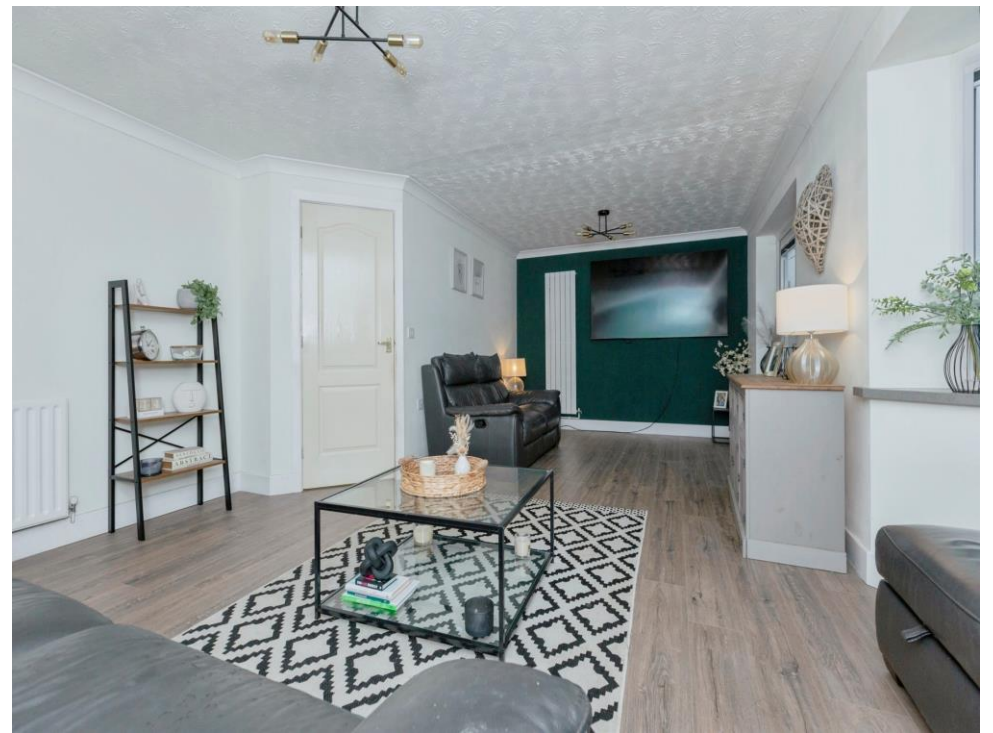
## Double Garage

19' 1" x 19' ( 5.82m x 5.79m )

With an up and over door, power and lighting.



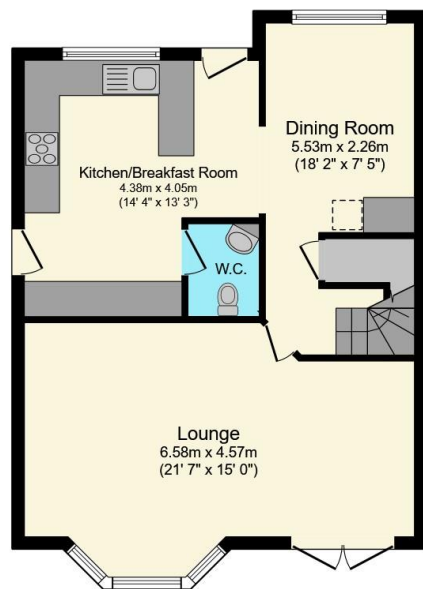




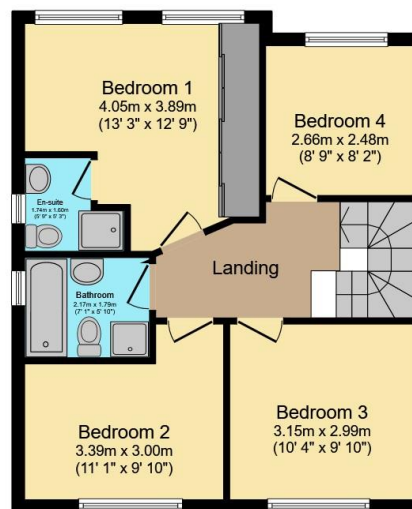




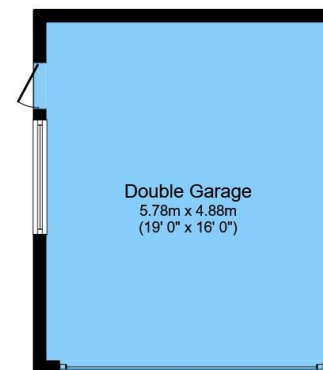




**Ground Floor**



**First Floor**



**Garage**

Total floor area 137.8 m<sup>2</sup> (1,484 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)

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**view this property online [connells.co.uk/Property/BLA309809](http://connells.co.uk/Property/BLA309809)**

### directions to this property:

Proceed out of Blaby Office along Enderby Road and turn left at the roundabout onto the by-pass. Turn right at the next roundabout onto Grove Road, go straight over the mini roundabout onto Cambridge Road and turn left onto Dog and Gun Lane. Turn left onto Otter Way, right onto Fox Covert and left onto Muntjack Road where the property is located.

EPC Rating: C Council Tax  
Band: D

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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