



**Connells**

Enderby Road  
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 mid terrace house benefits from two double bedrooms with first floor bathroom, large rear garden, off road parking and a garage. Situated in a popular location and is an ideal first time buy - viewing is highly recommended.

### Lounge

There is a double glazed door leading into the lounge, double glazed window to the front of the property and central heating radiator.

### Dining Room

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

### Kitchen

There are wall and base units, work surfaces housing the stainless steel sink drainer, space for a cooker, plumbing for a washing machine, central heating boiler, tiled flooring, double glazed window to the side of the property and a door to the side.



## First Floor Landing

With stairs rising from the ground floor.

## Bedroom One

With a double glazed window to the rear of the property, central heating radiator, storage cupboard and door through to the bathroom.

## Bathroom

Accessed via bedroom one, there is a free standing bath, shower cubicle, wash hand basin, wc, tiled walls and double glazed window to the rear of the property.

## Bedroom Two

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

## Outside

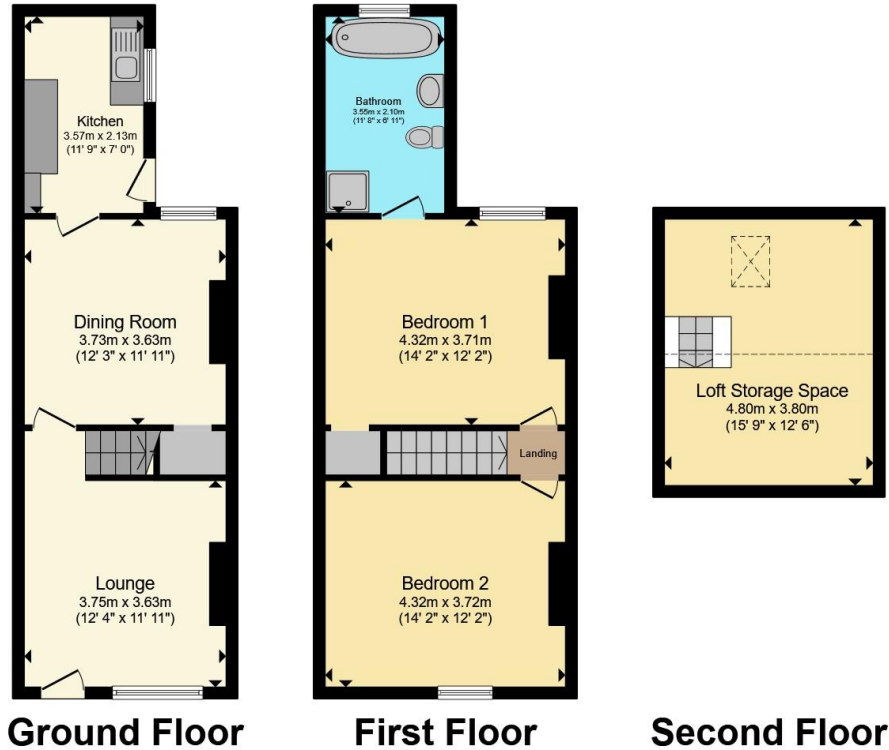
At the front of the property there is a path leading to the front door.

The rear garden has a lawn, patio and timber fenced borders. There is a gate at the rear which leads to the garage and off road parking area.









Total floor area 100.7 m<sup>2</sup> (1,084 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)

**Connells**

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLA310025](http://connells.co.uk/Property/BLA310025)**

**directions to this property:**

Proceed out of Blaby along Enderby Road and at the roundabout continue straight ahead, still on Enderby Road where the property is located on the right hand side.

EPC Rating: D Council Tax  
 Band: B

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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