



**Connells**

King Street  
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 character property in the sought after location of Whetstone has been thoughtfully renovated throughout and is in immaculate condition ready to move into. The property is being offered to the market with no onward chain and viewing is highly recommended.

## Entrance Hall

With a door to the front of the property and stairs going down to the basement.

## Basement

Accessed via stairs from the hallway, this is a useful storage space.

## Lounge

With a double glazed bow window to the front of the property, feature brick built fireplace with wooden mantel, beams to the ceiling and two central heating radiators.

## Reading Room

With a double glazed window and door to the rear of the property, central heating radiator, spot lights to the ceiling and exposed brick wall.

## Dining Room

There is a double glazed bow window to the front of the property, central heating radiator, beams to the ceiling and tiled flooring.

## Study

Accessed from the dining room there is a double glazed window to the side of the property and central heating radiator. There is a door leading to the stairs which rise to the first floor.

## Cloakroom

There is a wc, wash hand basin, towel radiator and window to the side of the property.

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, oven and hob, integrated dish washer, integrated fridge and double glazed window to the rear of the property.

## Utility Room

There is plumbing for a washing machine and central heating radiator.

## First Floor Landing

With stairs rising from the ground floor.

## Bedroom Two

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

## Bedroom Three

With a double glazed window to the front of the property, central heating radiator and cast iron fireplace.

## Bedroom Four

There is a double glazed window to the rear of the property, built in wardrobes and central heating radiator.

## Bathroom

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

## Second Floor:

## Bedroom One

With a double glazed skylight window to the rear of the property, central heating radiator and original beams.

## En-Suite

There is a bath, wash hand basin in a vanity unit, wc, chrome towel radiator, cupboard housing the boiler and a double glazed skylight window to the rear.

## Front Garden

There is a small front garden with wall at the front and a gravelled area for parking.

## Rear Garden

There is a rear paved courtyard with brick built storage and brick wall surrounds.

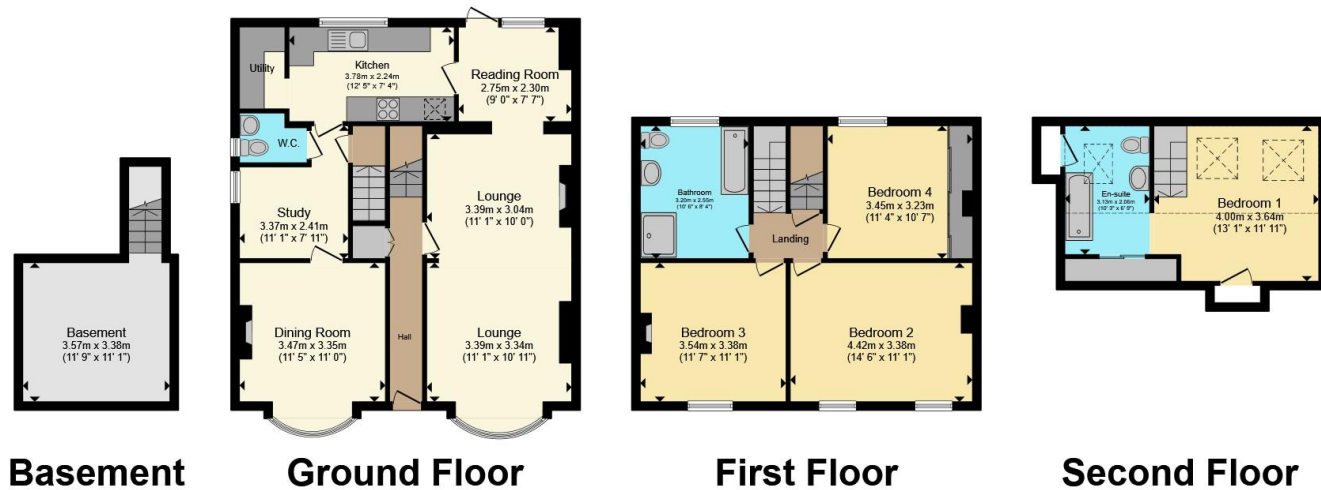
## Agents Note:

There is a right of way at the rear for the neighbour to access their property.









Total floor area 167.5 m<sup>2</sup> (1,803 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, at the roundabout turn left onto Blaby Bypass. At the first roundabout turn right onto Grove Road, then right at the mini roundabout heading towards the village of Whetstone. Take a right hand turn onto King Street where the property is located.

EPC Rating: D Council Tax Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309948](http://connells.co.uk/Property/BLA309948)**



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