



**Connells**

Hopper Way  
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. 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 executive four bedroom detached property is situated in the sought after location of Whetstone. The property is immaculately presented throughout and would make the perfect family home. The kitchen/dining room is the ideal place for entertaining. This light and spacious property is one to view.

### Entrance Hall

With a double glazed door to the front of the property, storage cupboard and porcelain tiled flooring.

### Cloakroom

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

### Lounge

17' 11" max x 11' 3" ( 5.46m max x 3.43m )

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

### Kitchen/Dining Room

19' 4" x 13' 6" ( 5.89m x 4.11m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven, gas hob with cooker hood over, integrated dish washer and double glazed window to the front of the property.

### Utility Room

There are work surfaces, plumbing for a washing machine and central heating radiator.

## First Floor Landing

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

## Bedroom One

12' 6" x 11' 3" ( 3.81m x 3.43m )

With a double glazed window to the front of the property, two built in wardrobes and central heating radiator.

## En-Suite

There is a shower cubicle, wash hand basin, wc, chrome towel radiator and tiled flooring.

## Bedroom Two

11' 5" x 8' 5" ( 3.48m x 2.57m )

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

## Bedroom Three

10' 9" x 8' 4" ( 3.28m x 2.54m )

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

## Bedroom Four

8' 2" x 7' 11" ( 2.49m x 2.41m )

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

## Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls, heated chrome towel radiator and double glazed window to the side of the property.

## Outside

At the front of the property there is a path leading to the front door, lawn and hedging.

A driveway at the side leads to the garage and there is an Electric Vehicle charging point.

The rear garden has a patio area, lawn, mature shrubs, gazebo, side gate and fenced borders.

## Garage

With a door at the front.





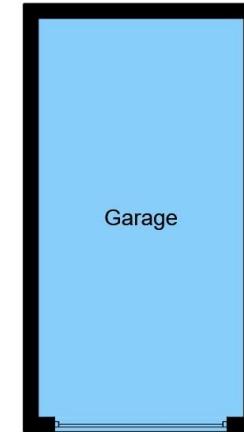




**Ground Floor**



**First Floor**



**Garage**

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](http://www.focalagent.com)

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**view this property online [connells.co.uk/Property/BLA308644](http://connells.co.uk/Property/BLA308644)**

**directions to this property:**

Proceed out of Blaby along Lutterworth Road and at the roundabout continue ahead onto Wychwood Road. At the next roundabout turn left onto Dog & Gun Lane, then right onto Hopper Way where the property is located.

EPC Rating: B    Council Tax  
 Band: D

Tenure: Freehold



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Property Ref: BLA308644 - 0004