

Connells

Sanderson Close
Whetstone Leicester

Sanderson Close
Whetstone Leicester LE8 6ER

for sale
£325,000







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 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 three bedroom detached property is being offered to the market with no onward chain. Immaculately presented throughout, the property is ready for its next owners to move straight in and make it their home. Offering spacious and well maintained accommodation, viewing is highly recommended.

Entrance Porch

There is a door to the front of the property and a door through to the lounge.

Lounge

With a double glazed window to the front of the property, fireplace with feature surround, coving to the ceiling, two central heating radiators and a door leading to the staircase to the first floor.

Dining Room

With a central heating radiator, coving to the ceiling, door through to the kitchen and French doors leading out to the rear garden.

Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated oven and hob with cooker hood over, plumbing for a washing machine, spot lights to the ceiling, window to the rear of the property and door to the rear leading out to the garden.

First Floor Landing

With stairs rising from the ground floor.

Bedroom One

With a window to the front of the property, coving to the ceiling and central heating radiator.

Bedroom Two

With a window to the rear of the property, coving to the ceiling and central heating radiator.

Bedroom Three

With a window to the front of the property, coving to the ceiling and central heating radiator.

Family Bathroom

There is a suite comprising; bath, shower cubicle, wash hand basin, wc, partly tiled walls, towel radiator, spot lights to the ceiling and window to the rear of the property.

Outside

At the front of the property there is a driveway providing off road parking leading to the garage and a gravelled area.

The rear garden has a paved patio seating area, lawn, further decked seating area, mature plants and fenced borders.







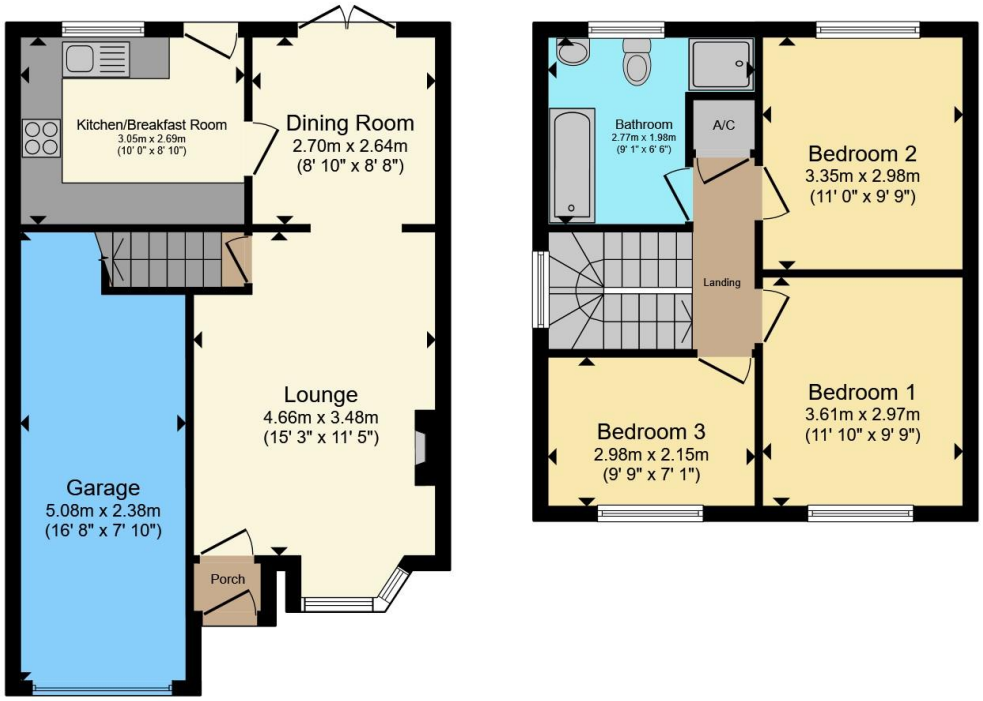












Ground Floor **First Floor**

Total floor area 90.6 m² (975 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

Connells

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
LEICESTER LE8 4GQ

directions to this property:

Proceed out of Blaby along Enderby Road, at the roundabout turn left onto Blaby Bypass, continue along and at the next roundabout turn right towards Whetstone. At the next roundabout turn left onto Burnham Drive, continue along and turn left onto Sanderson Close where the property is situated.

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310090

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.