



Connells

High 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 two bedroom property has been renovated throughout by the current owners and would make an ideal first time purchase for anyone looking for a move in ready home. The property benefits from two reception rooms and two double bedrooms and viewing is highly recommended,

## Dining Room

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

## Lounge

With a double glazed window to the rear of the property, door through to the kitchen, under stairs cupboard and central heating radiator.

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, space for an oven, cooker hood, integrated fridge, integrated dish washer and double glazed window to the side of the property.

## Cloakroom

There is a wc.

## Utility Room

There are wall cupboards, central heating radiator and double glazed window to the rear of the property.

## First Floor Landing

With stairs rising from the ground floor.

## Bedroom One

With a double glazed window to the rear of the property, storage cupboard, central heating radiator and door to the en-suite,

## En-Suite

There is a bath with shower over, wash hand basin in a vanity unit, wc, towel radiator and double glazed window to the rear of the property.

## Bedroom Two

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

## Outside

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









Total floor area 96.4 m<sup>2</sup> (1,038 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 and at the roundabout continue straight ahead and turn left onto Victoria Road, which then becomes High Street where the property is located.

EPC Rating: C Council Tax Band: A

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309977](http://connells.co.uk/Property/BLA309977)**



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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