



21 Woodyard Lane,
Whetstone, LE8 6HL

TJ
THOMAS
JAMES

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**** SOLD AS SEEN ****

This semi detached home provides accommodation arranged over two floors including: an entrance hall, a living room, and a kitchen on the ground floor, with the first floor landing giving access to two good size bedrooms, and the bathroom.

Benefiting from gas central heating and UPVC double glazing, the property has an enclosed garden to the rear, a further garden to the front, and a driveway at the side providing off road parking.

Situated in Whetstone, the property is within easy reach of excellent facilities including schools, shops and pubs, plus local transport links to Leicester.

Offered to the market with no upward chain. An ideal first time or investment purchase!

Interested parties should be aware that a service charge of £24.53 per month is levied, for the maintenance of communal areas on the estate.

Guide Price £175,000





GROUND FLOOR ACCOMMODATION

Double Glazed Composite Entrance Door

Opening to the:-

Entrance Hall

Stairs off to the first floor, wall mounted thermostat, radiator, ceiling light point, and access to the living room.

Living Room 16'2" x 9'6" (4.94 x 2.91)

UPVC double glazed window to the front, ceiling light point, radiator, under stairs storage cupboard, and access to the kitchen.

Kitchen 9'3" x 12'6" (2.83 x 3.83)

A range of fitted units to the wall and base, roll edge work surface, single drainer stainless steel sink unit with cupboards under, plus an electric oven, and hob with an extractor hood over.

UPVC double glazed window to the rear, ceiling light point, radiator, wall mounted central heating boiler, and a UPVC double glazed door opening out to the rear.

FIRST FLOOR ACCOMMODATION

Landing

Loft access hatch, ceiling light point, and access into two bedrooms, and the bathroom.

Bedroom One 10'7" x 12'7" (3.23 x 3.85)

UPVC double glazed window to the front, ceiling light point, radiator.

Bedroom Two 8'7" x 12'8" max (2.64 x 3.88 max)

UPVC double glazed window to the rear, ceiling light point, radiator, and a built in airing cupboard housing the hot water cylinder.

Bathroom

Fitted with a three piece suite comprising a panelled bath with a shower over, a low flush wc, and a pedestal wash hand basin.

UPVC double glazed window to the side, extractor fan, and radiator.

OUTSIDE

To the front of the property there is a small open plan garden, with a pathway to the entrance door.

The driveway at the side provides off road parking. There is pedestrian gated access to the rear garden.

The rear garden has a slabbed patio seating area, with a lawn beyond. Enclosed by timber screen fencing, the garden also houses a timber shed.

Service Charge

Interested parties should be aware that a service charge of £24.53 per month is levied, for the maintenance of communal areas on the estate.

Council Tax Band

Council Tax Band B. Blaby District Council.

Amount Payable 2024/2025 £1,848.48.

Referral Arrangement Note

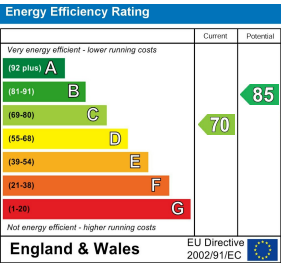
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