



Connells

Curtis Close
Whetstone Leicester

Curtis Close Whetstone Leicester LE8 6NG

for sale
£315,000



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 well-presented and extended semi-detached home is situated in a sought after location. The property offers three bedrooms, an additional playroom and a garden outbuilding with power currently utilised as a home office. Combining flexible living space this home is ideal for modern family living.

Entrance Hall

The property is accessed via a front entrance door and benefits from two under-stairs storage cupboards, a central heating radiator and stairs rising to the first floor.

Lounge

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

Kitchen/Dining Room

Fitted with wall and base units, work surfaces housing the sink drainer with splashback tiling, integrated oven and integrated hob with cooker hood over, plumbing for a washing machine, space for a dish washer, integrated fridge freezer, central heating radiator, door to the side of the property and is open to the playroom.

Playroom

With double glazed windows to the rear, door to the side leading out to the garden, spot lights to the ceiling and a skylight window.

First Floor Landing

Stairs rise from the hallway to the landing where there is a double glazed window to the side of the property.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Outside

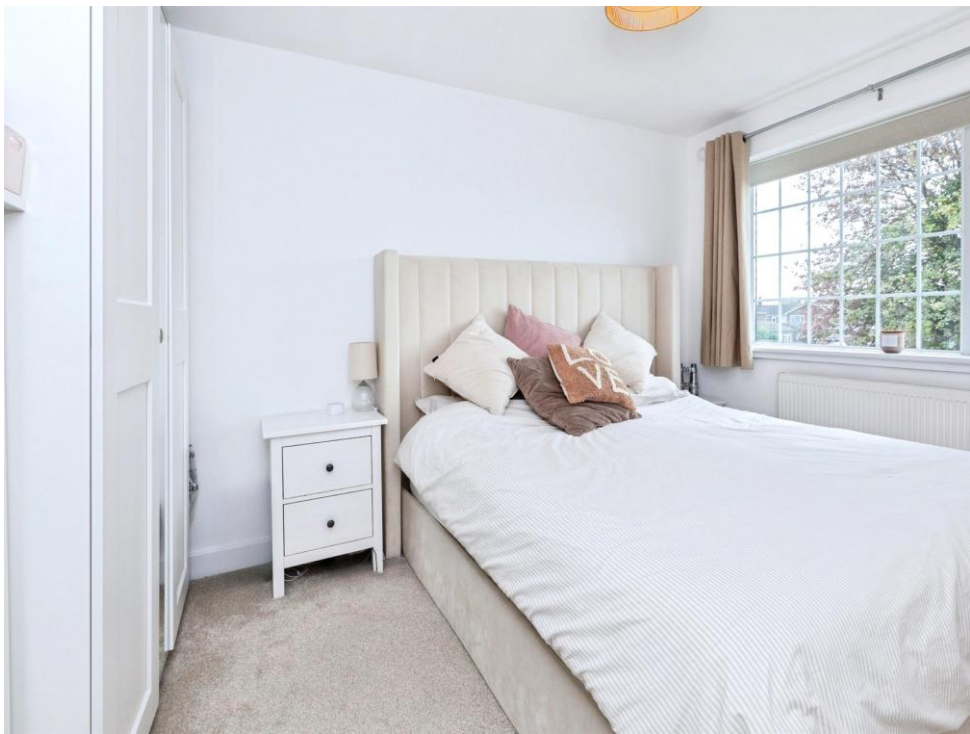
At the front of the property there is a gravelled driveway providing off road parking and leads to the garage. There is also a lawned garden with mature planting.

The rear garden has a patio seating area, decked seating area, astroturf and an outbuilding currently being used as an office space.

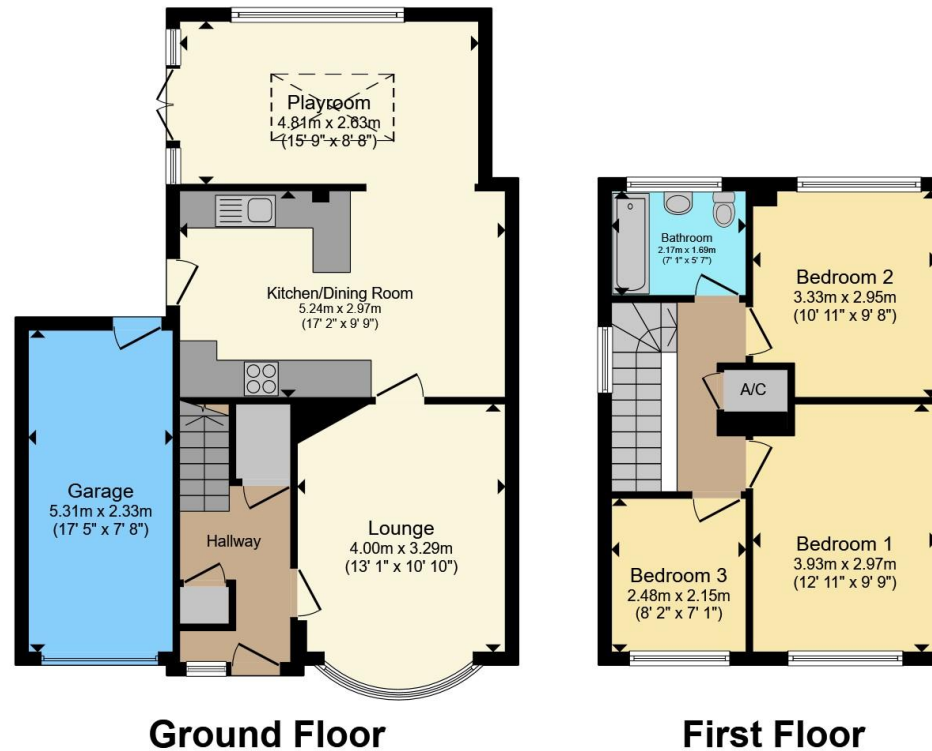
Garage

There is an up and over door to the front, a door to the rear and an EV car charging point inside.









Total floor area 105.0 m² (1,131 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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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