



**Connells**

Buxton Close  
Whetstone Leicester

# Buxton Close Whetstone Leicester LE8 6NT

for sale offers in excess of  
**£250,000**



## 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.

This three bedroom semi-detached property is in a popular location. It is well presented throughout and would make an ideal first time buy. Viewing is highly recommended.

## Entrance Hall

With a door and window to the side of the property and stairs rising to the first floor.

## Lounge

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

## Kitchen

Fitted with wall and base units, work surfaces housing the sink drainer, integrated oven and hob with cooker hood over, pantry, central heating radiator, double glazed window to the rear of the property and door leading out to the rear garden.

## Downstairs Bathroom

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

## First Floor Landing

With stairs rising from the hallway.

## Bedroom One

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

## Bedroom Two

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

## Bedroom Three

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

## Outside

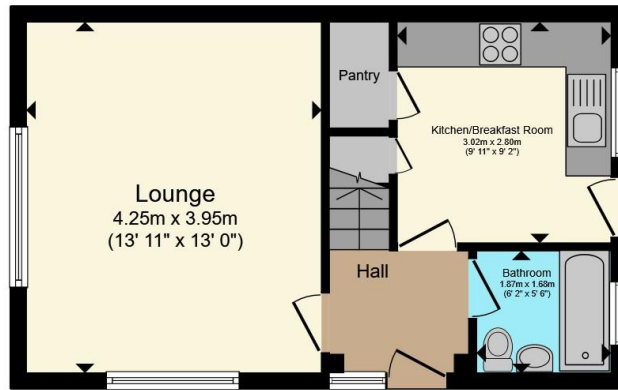
At the front of the property there is a lawn and borders with mature plants. A driveway provides off road parking.

The rear garden has a decked seating area, lawn, mature shrubs, shed and fenced borders.

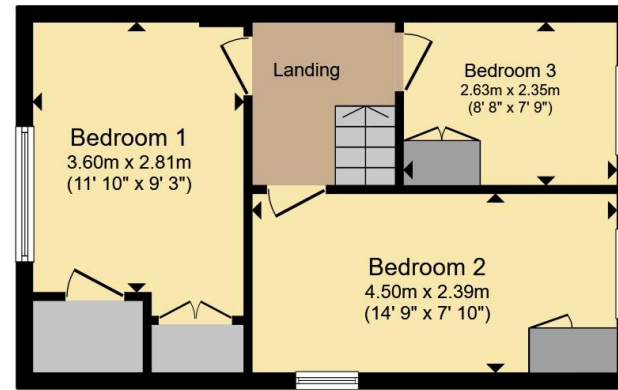








**Ground Floor**



**First Floor**

Total floor area 72.4 m<sup>2</sup> (780 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 Lutterworth Road and turn right onto Grove Road. At the roundabout continue straight ahead onto Grove Road and at the next roundabout turn right onto Brook Street. Turn right onto Attfield Drive and right again onto Buxton Close where the property is situated.

EPC Rating: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/BLA309974](http://connells.co.uk/Property/BLA309974)**



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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