



Connells

Enderby Road
Whetstone Leicester

Enderby Road Whetstone Leicester LE8 6JH

for sale
£400,000



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.'

Agents Note:

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

This spacious four-bedroom property is set back from the road, offering a sense of privacy and seclusion. Ideal for family living, the home boasts generous accommodation throughout and benefits from a large rear garden, perfect for outdoor entertaining and family enjoyment.

Entrance Porch

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

Hallway

A door from the porch, stairs rising to the first floor, under stairs cupboard, tiled flooring and central heating radiator

Lounge

There is a double glazed bay window to the front of the property, curved central heating radiator and fireplace with feature wooden mantel shelf

Kitchen/Diner

Fitted with matching wall and base units, under cupboard lighting, work surfaces housing the sink drainer, splashback tiling, space for a range style cooker, cooker hood, spot lights to the ceiling, two double glazed windows in the kitchen area and double glazed French doors in the dining area leading out to the rear garden.

Utility Room

There are wall and base units, and a door to the rear of the property.

Cloakroom

Accessed off the kitchen, there is a wc, wash hand basin and a double glazed window to the rear of the property.

First Floor Landing

With stairs rising from the hallway and loft access.

Bedroom One

With two double glazed windows to the front of the property, central heating radiator and door to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin, wc and central heating radiator.

Bedroom Two

With a double glazed bay window to the front of the property, built in wardrobes and central heating radiator.

Bedroom Three

With a double glazed window to the rear of the property and built in wardrobes.

Bedroom Four

With a double glazed window to the rear 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 double glazed window to the rear of the property.

Outside

At the front of the property there is a block paved driveway providing ample off road parking and leads to the garage.

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

Outbuildings

There are two outbuildings, one having double doors and a window and being used as a craft room and the other have a single door and window.

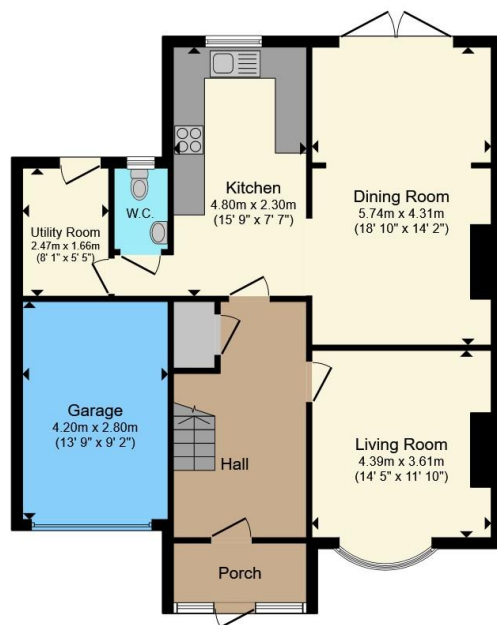
Integral Garage

With an up and over door to the front.

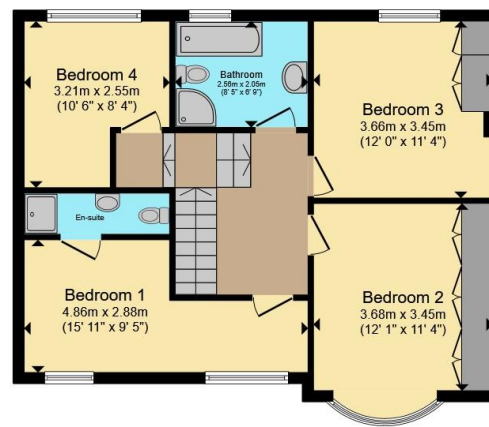




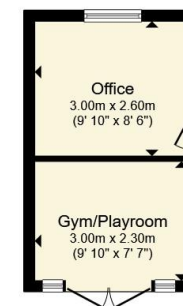




Ground Floor



First Floor



Outbuilding

Total floor area 144.3 m² (1,554 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

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directions to this property:

Proceed out of Blaby along Enderby Road and at the roundabout continue straight ahead where the property is located .

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310212



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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