



**Connells**

Muntjack Road  
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 immaculately presented four bedroom detached property would make an ideal family home. The property is situated in the sought after location of Whetstone and early viewing is highly recommended not to miss out on this property.

## Entrance Hall

With a door to the front of the property, central heating radiator, stairs rising to the first floor and under stairs cupboard.

## Cloakroom

There is a wc, wash hand basin, central heating radiator and double glazed window to the side of the property.

## Lounge

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

## Dining Room

With a central heating radiator, coving to the ceiling and patio doors leading through to the conservatory.

## Conservatory

There are windows to the side and rear, tiled flooring and door leading out to the garden.

## Kitchen

Fitted with wall and base units, work surfaces housing the sink drainer, breakfast bar, integrated NEFF electric oven, integrated gas hob with cooker hood over, integrated fridge freezer, integrated washing machine, integrated dish washer, central heating radiator, spot lights to the ceiling, double glazed window to the rear of the property, door through to the garage and door to the side of the property.

## First Floor Landing

With stairs rising from the hallway and airing cupboard.

## Bedroom One

With a double glazed window to the front of the property, built in wardrobes, central heating radiator and door to the en-suite.

## En-Suite

There is a shower cubicle, wash hand basin, wc, central heating radiator, tiled walls and double glazed window to the side of the property.

## Bedroom Two

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

## Bedroom Three

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

## Bedroom Four

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

## Family Bathroom

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

## Outside

At the front of the property there is a block paved driveway providing off road parking and leads to the garage. A gate at the side leads through to the rear garden.

The rear garden has a paved patio seating area, lawn, decked area and mature plants.

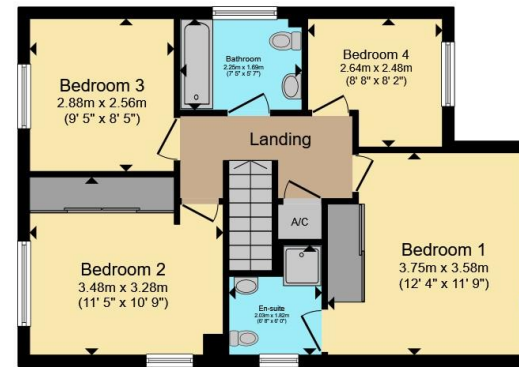








**Ground Floor**



**First Floor**

Total floor area 120.6 m<sup>2</sup> (1,298 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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**view this property online [connells.co.uk/Property/BLA310030](http://connells.co.uk/Property/BLA310030)**

**directions to this property:**

Proceed out of Blaby Office along Enderby Road and turn left at the roundabout onto the by-pass. Turn right at the next roundabout onto Grove Road, go straight over the mini roundabout onto Cambridge Road and turn left onto Dog and Gun Lane. Turn left onto Otter Way, right onto Fox Covert and left onto Muntjack Road where the property is located.

EPC Rating: D Council Tax Band: D

Tenure: Freehold



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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Property Ref: BLA310030 - 0003