



Connells

Abbott Way
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 semi-detached house benefits from two double bedrooms, lounge/diner, downstairs cloakroom and a garage. Situated in a popular location - viewing is highly recommended.

Entrance Hall

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

Cloakroom

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

Kitchen

Fitted with wall and base units, work surfaces housing the sink drainer, electric oven, gas hob with cooker hood over and double glazed window to the front of the property.

Lounge/Diner

There are double glazed French doors leading out to the rear garden, central heating radiator and under stairs cupboard.

First Floor Landing

With stairs rising from the hallway.

Bedroom One

With two double glazed windows to the rear of the property, built in wardrobe and central heating radiator.

Bedroom Two

There are two double glazed windows to the front of the property, built in wardrobes and central heating radiator.

Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls and central heating radiator.

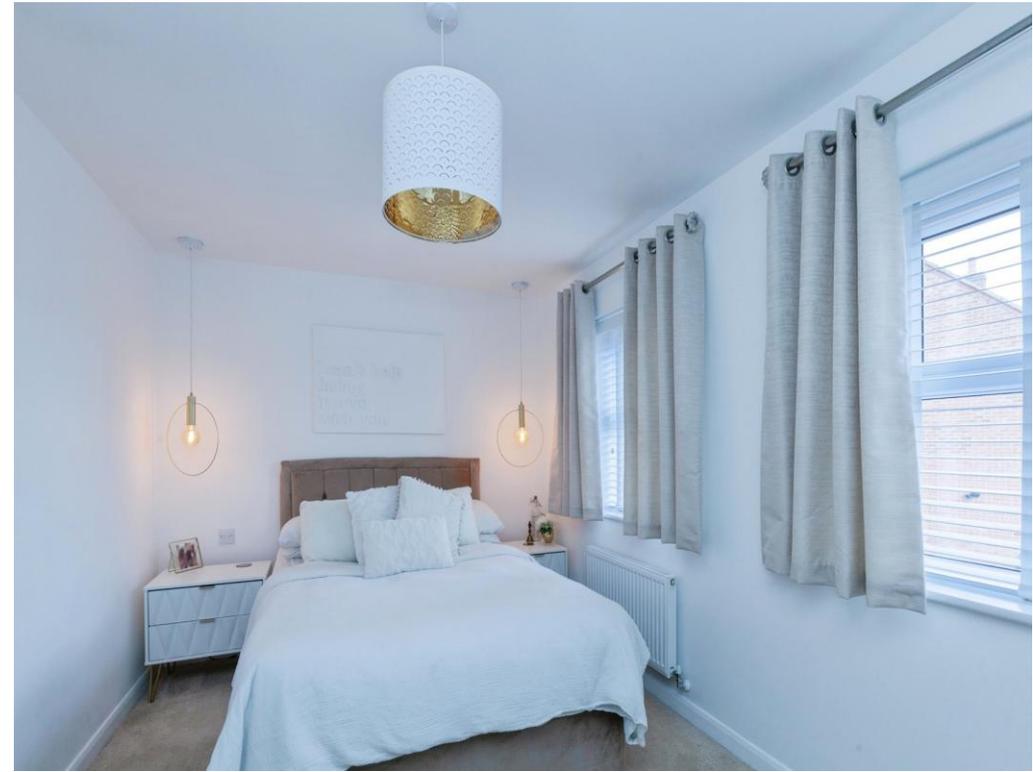
Outside

There is a small front garden which is gravelled with a path leading to the front door. There is a driveway at the side providing off road parking and leads to the garage.

The rear garden has a lawn, patio area and fenced borders.

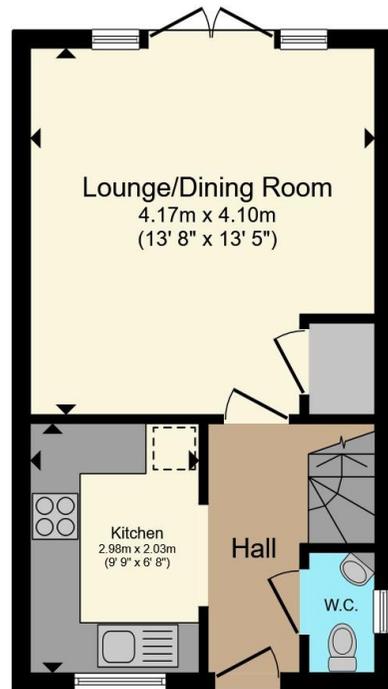
Garage

With an up and over door to the front.

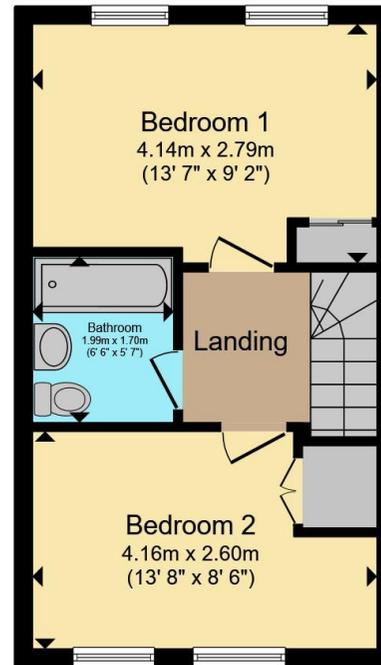




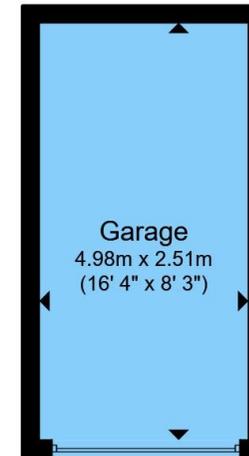




Ground Floor



First Floor



Garage

Total floor area 74.3 m² (799 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



To view this property please contact Connells on

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directions to this property:

On leaving our Blaby office continue along the Leicester/Lutterworth Road. At the roundabout take the second left into Wychwood Road and on approaching the next roundabout continue straight over into Wright Close. Follow the road round and turn right onto Abbott Way where the property is located.

EPC Rating: C Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309924



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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