

Connells

Woodyard Lane
Whetstone Leicester

Woodyard Lane
Whetstone Leicester LE8 6HL

for sale
£220,000







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 immaculately presented two bedroom semi-detached property would make an ideal purchase for first time buyers or those looking to downsize. Boasting a generous-sized kitchen, perfect for entertaining family and friends, along with a well maintained rear garden. 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.

Lounge

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

Kitchen/Diner

Fitted with wall and base units, work surfaces housing the sink drainer, integrated electric oven and hob with cooker hood over, plumbing for a washing machine, central heating radiator, double glazed window to the rear and a door leading out to the rear garden.

First Floor Landing

With stairs rising from the hallway.

Bedroom One

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

Bedroom Two

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, fully 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 driveway providing off road parking and a path leading to the front door with a lawn.

The rear garden has a patio seating area, lawn, side gate access and timber fenced surrounds.







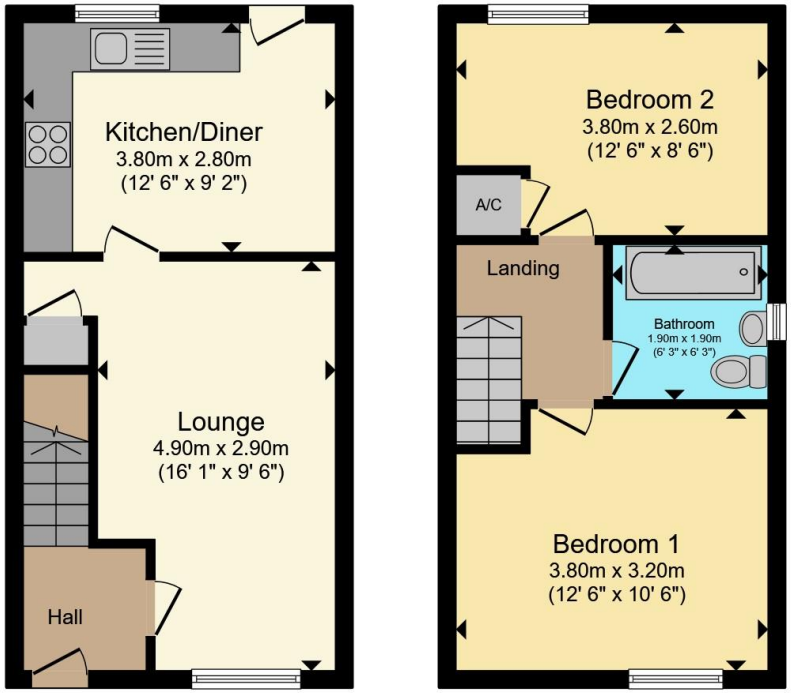












Total floor area 60.1 m² (647 sq.ft.) approx

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, then take the second right turn onto Woodyard Lane where the property is located.

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310199

The Property Ombudsman

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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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