



19 Holden Close, Whetstone, Leicester. LE8 6XS

- Modern Three Bedroom Semi Detached
- Ent Area, Living Room, Dining Kitchen
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing, Good Size Rear Garden
- Viewing Recommended
- EPC Rating D & Council Tax Band B



PROPERTY DESCRIPTION

Well presented modern three bedroom semi detached in sought after location. Ideally located for Badgerbrook school catchment and on a good size plot and position, the property would make a great first time or professional buy. Comprising of entrance area, living room, rear dining kitchen fitted with a range of base and wall units, useful store and rear access door leading to the rear garden. To the first floor the landing gives access to the three bedrooms and a family bathroom. The master bedroom is a good size and further benefits from fitted wardrobes, bedrooms two and three are smaller single bedrooms. The property further benefits from gas fired central heating and double glazing. Externally the property has a gravel front and driveway providing ample car standing. The rear garden has side gated access and is a good size being mainly laid to lawn with a recent top patio area and fence surround. Viewing highly recommended. EPC rating is D and the Council tax is band B.



ROOM DESCRIPTIONS

Entrance Area

Living Room

15' 11" x 10' 5" into rec (4.85m x 3.17m)

Dining Kitchen

13' 9" x 9' 2" (4.19m x 2.79m)

Landing

Bedroom

13' 10" to back of robes x 9' 4" (4.22m x 2.84m)

Bedroom

10' 1" x 6' 5" (3.07m x 1.96m)

Bedroom

7' 1" x 7' 1" (2.16m x 2.16m)

Family Bathroom

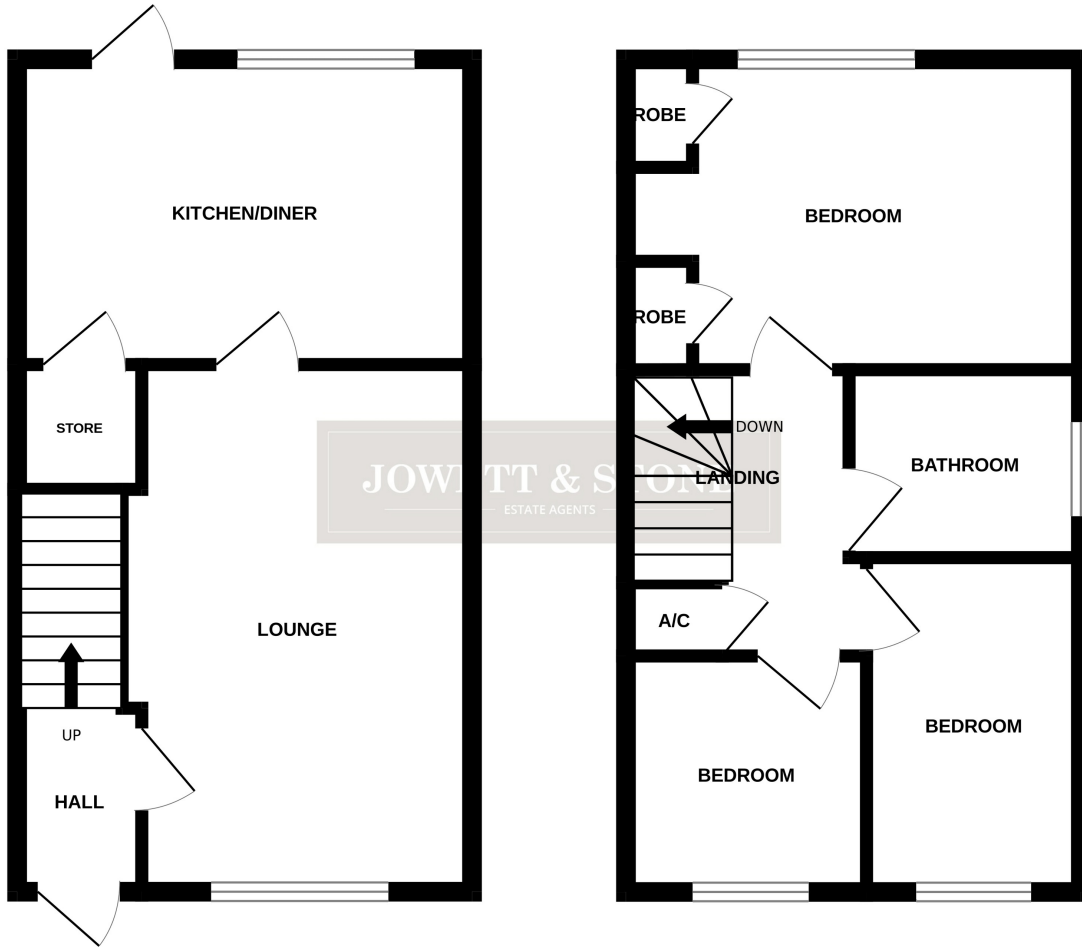
External

Rear Garden



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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