

**SOLD STC**

£280,000 Freehold



# **91 Attfield Drive, Whetstone, Leicester. LE8 6ND**

- Three Bedroom Detached Home
- Located Close To St Peters Primary School In Whetstone
- Entrance Area Good size Lounge Dining Area & Kitchen
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System & Double Glazing
- Driveway & Garage
- Low Maintenance Rear Garden
- No Onward Chain
- Early Viewing Essential To Appreciate The Layout Of This Lovely Home
- EPC Rating C & Council Tax Band C



## PROPERTY DESCRIPTION

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A much loved and cared for 3 bed detached property in the sought after village of Whetstone, close to St Peters primary school. This property is offered to the market with no upward chain, it would make an ideal family home and is ready to put your own stamp on. An early viewing is highly recommended to avoid disappointment. In brief the property comprises of a generous entrance hall with stairs leading to the first floor, open plan living/dining room which has windows to the front and patio doors to the rear opening into the garden. The ground floor is completed by the breakfast kitchen fitted with a range of base and wall units, pantry cupboard and a side access door. To the first floor the landing leads to two double bedrooms and a further single bedroom to the rear, and there is a family bathroom to front. The property further benefits from gas fired central heating system and double glazing. Externally to the front is a driveway providing ample car standing giving access to the single garage and gated access leading to the rear garden. The low maintenance rear garden has a patio, gravel area and fence surround. An early viewing is highly recommended to avoid disappointment.

EPC rating C, Council tax is band C.



## ROOM DESCRIPTIONS

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### **Entrance Hall**

### **Lounge Diner**

23' 10" (max) x 15' 10" (max) (7.26m x 4.83m)

### **Kitchen**

13' 6"(max) x 7' 4" (max) (4.11m x 2.24m)

### **Landing**

### **Bedroom**

12' 7" x 10' 10" (3.84m x 3.30m)

### **Bedroom**

10' 11" x 8' 8" (max) (3.33m x 2.64m)

### **Bedroom**

11' 6" (max) x 7' 11" (into robe) (3.51m x 2.41m)

### **Bathroom**

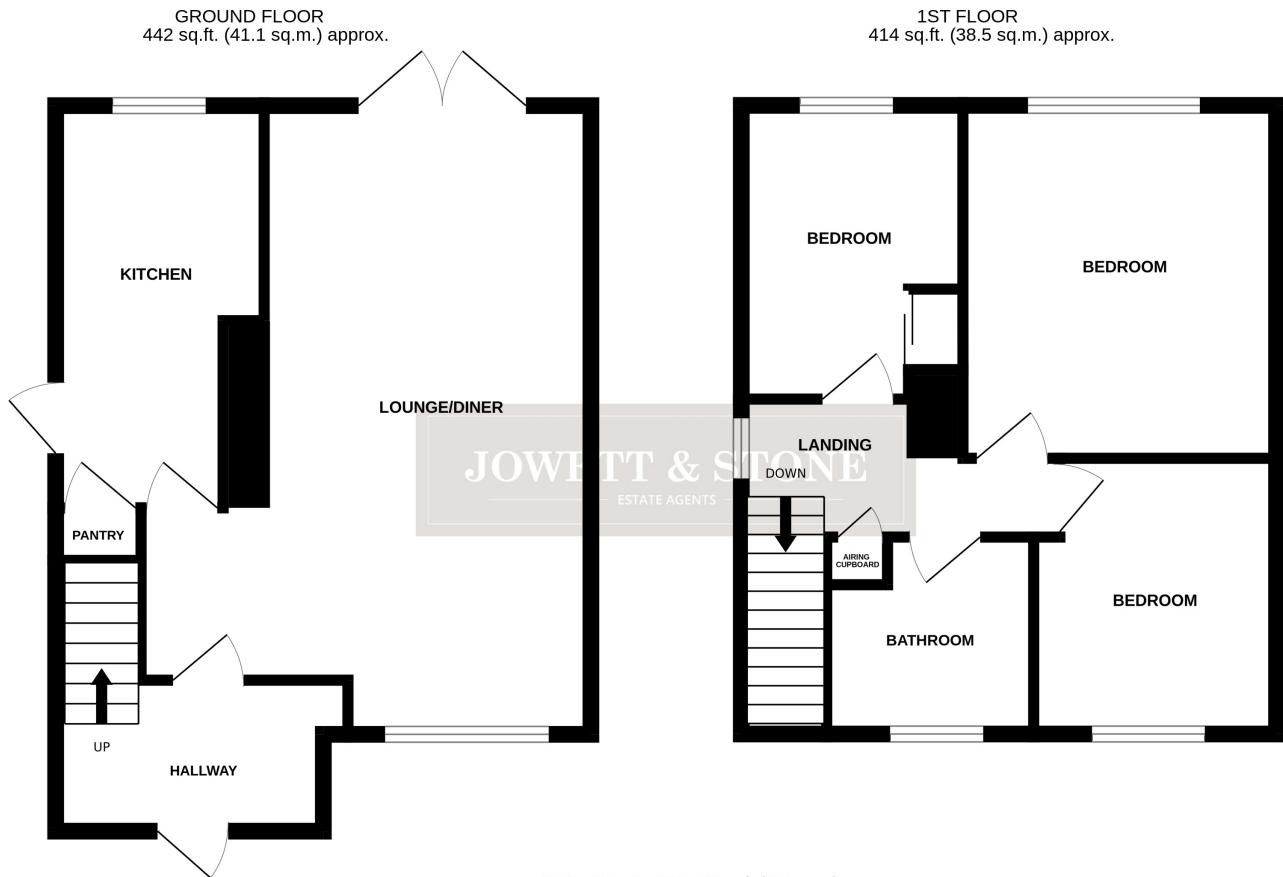
7' 8" (max) x 6' 11" (2.34m x 2.11m)

### **External**

### **Garage**

### **Rear Garden**





TOTAL FLOOR AREA : 857 sq.ft. (79.6 sq.m.) approx.

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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