



Victoria Road, Whetstone, Leicester. LE8 6JY

- Deceptively Spacious Three Bedroom Detached Family Home
- In Need Of Some Improvement
- Ent Hall, Good Size Front Living Room, Dining/Kitchen, Rear Lobby
- Landing/Study Area, Three Double Bedrooms, Family Bathroom
- En Suite Shower Room/Wc To Master Bedroom
- Gas Fired Central Heating System
- Driveway, Garage, Rear Garden
- Internal Viewing Essential To Appreciate Size Of Accommodation
- EPC Rating E & Council Tax Band D



PROPERTY DESCRIPTION

Deceptively spacious three double bedroom detached home in this popular location in Whetstone. In need of some improvement the property would make an ideal family home and an internal viewing is highly recommended to appreciate the space on offer. In brief the accommodation comprises of side entrance hall, good size front living room, kitchen/diner fitted with a range of base and wall units, rear lobby leading to the rear garden. To the first floor the landing area would ideally double up as a study area and leads to the three double bedrooms and a family bathroom with suite and separate shower cubicle. The master bedroom also benefits from an en suite shower room/wc. Externally to the front of the property is a gravel driveway providing off road parking and giving access to the garage. A side gate leads around to the rear garden area which whilst in need of work has good potential, there is a rear utility room housing the boiler. EPC rating is E and Council tax is band D.



ROOM DESCRIPTIONS

Entrance Hall

Front Living Room

19' 9" x 12' 11" into rec (6.02m x 3.94m)

Dining Kitchen

14' 9" x 12' 9" (4.50m x 3.89m)

Rear Lobby

Landing/Study Area

12' 2" x 7' 10" (3.71m x 2.39m)

Master Bedroom

15' 5" into ent red to 10'5" x 13' 0" to back of robes (4.70m x 3.96m)

En Suite Shower Room/Wc

Bedroom

13' 0" x 9' 8" (3.96m x 2.95m)

Bedroom

16' 10" x 8' 10" (5.13m x 2.69m)

Family Bathroom

9' 8" into rec x 9' 4" (2.95m x 2.84m)

External

Garage

16' 8" x 8' 11" (5.38m x 2.72m)

Outhouse

6' 10" x 3' 9" (2.08m x 1.14m)

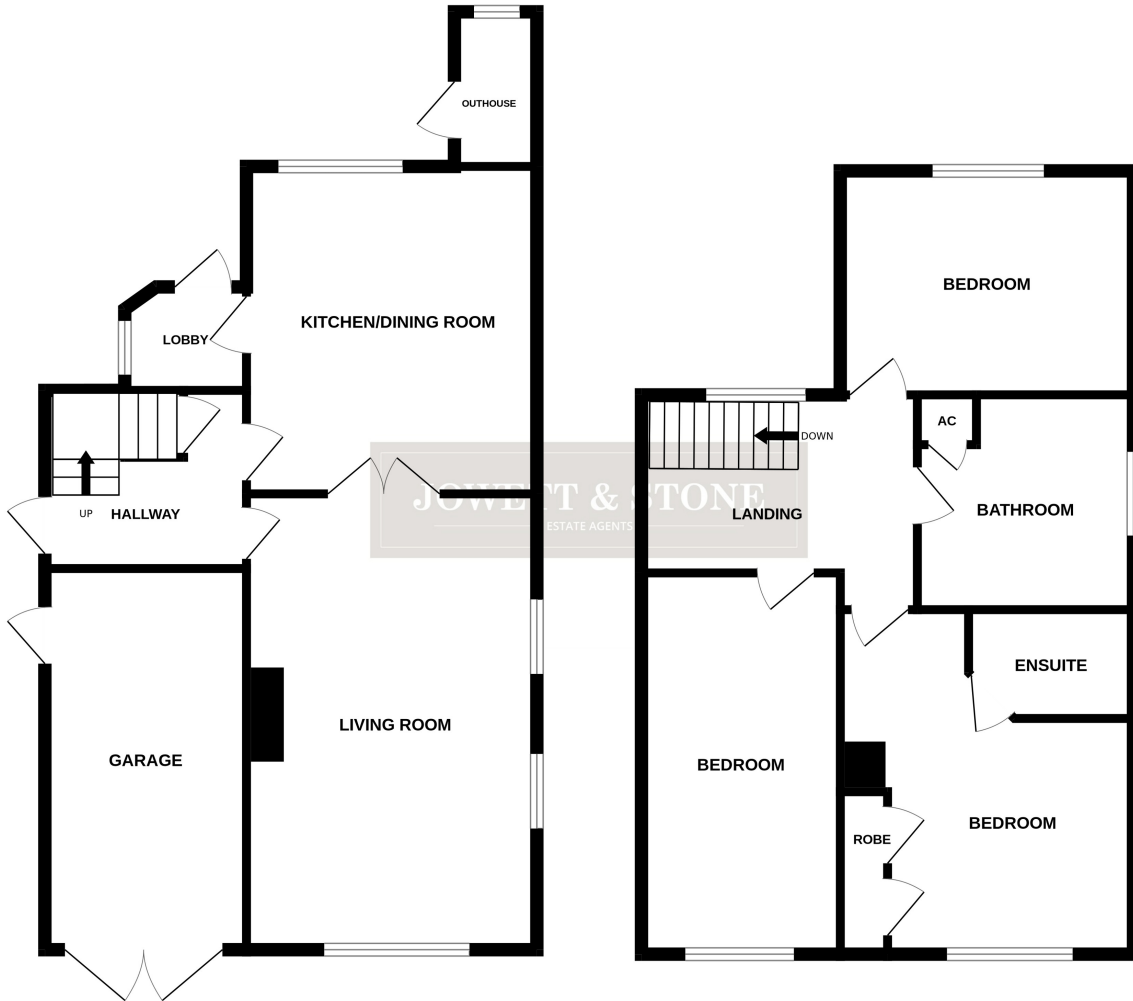
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
703 sq.ft. (65.3 sq.m.) approx.


1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1360 sq.ft. (126.4 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.

Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC 	

Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk