

FOR SALE

£310,000 Freehold



16 Sanderson Close, Whetstone, Leicester. LE8 6ER

- Well Presented Three Bedroom Detached Home
- Sought After Location In Whetstone
- Ent Area, Living Room open to Dining Area
- Refitted Modern Kitchen To Rear
- Landing, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway, Single Garage & Attractive Rear Garden
- Viewing Essential To Appreciate
- EPC Rating C & Council Tax Band C



PROPERTY DESCRIPTION

Superb three bedroom detached home in this sought after location in Whetstone. Well presented throughout this property has been well cared for by the present owners. An ideal professional or family home, an early internal viewing is considered essential to appreciate the style and presentation of this lovely property. In brief the accommodation comprises of entrance area, living/dining room with window to the front, feature electric fire and rear dining area with sliding patio doors leading out to the rear garden. The ground floor is completed by the stylish refitted kitchen fitted with a range of base and wall units, integrated appliances including Neff oven and induction hob, glass splashback and feature lighting, there is also a rear access door. To the first floor the light and airy landing leads to the three good size bedrooms and a family bathroom with suite including separate shower cubicle. The property further benefits from gas fired central heating and double glazing. Externally to the front of the property is a small lawn area with border, driveway providing car standing and giving access to the single garage. A side gate leads to the attractive rear garden with feature patio, steps upto lawn with borders and fence/hedge surround. EPC rating is C and Council tax is band C.



ROOM DESCRIPTIONS

Entrance Area

Living/Dining Room

23' 3" plus bay area x 11' 5" red to 9'6" (7.09m x 3.48m)

Kitchen

9' 10" x 8' 10" (3.00m x 2.69m)

Landing

Bedroom

11' 10" to back of robes x 9' 7" (3.61m x 2.92m)

Bedroom

11' 0" x 9' 7" (3.35m x 2.92m)

Bedroom

9' 11" x 6' 11" (3.02m x 2.11m)

Family Bathroom

8' 11" x 6' 5" (2.72m x 1.96m)

External

Single Garage

16' 8" x 7' 9" (5.08m x 2.36m)

Rear Garden

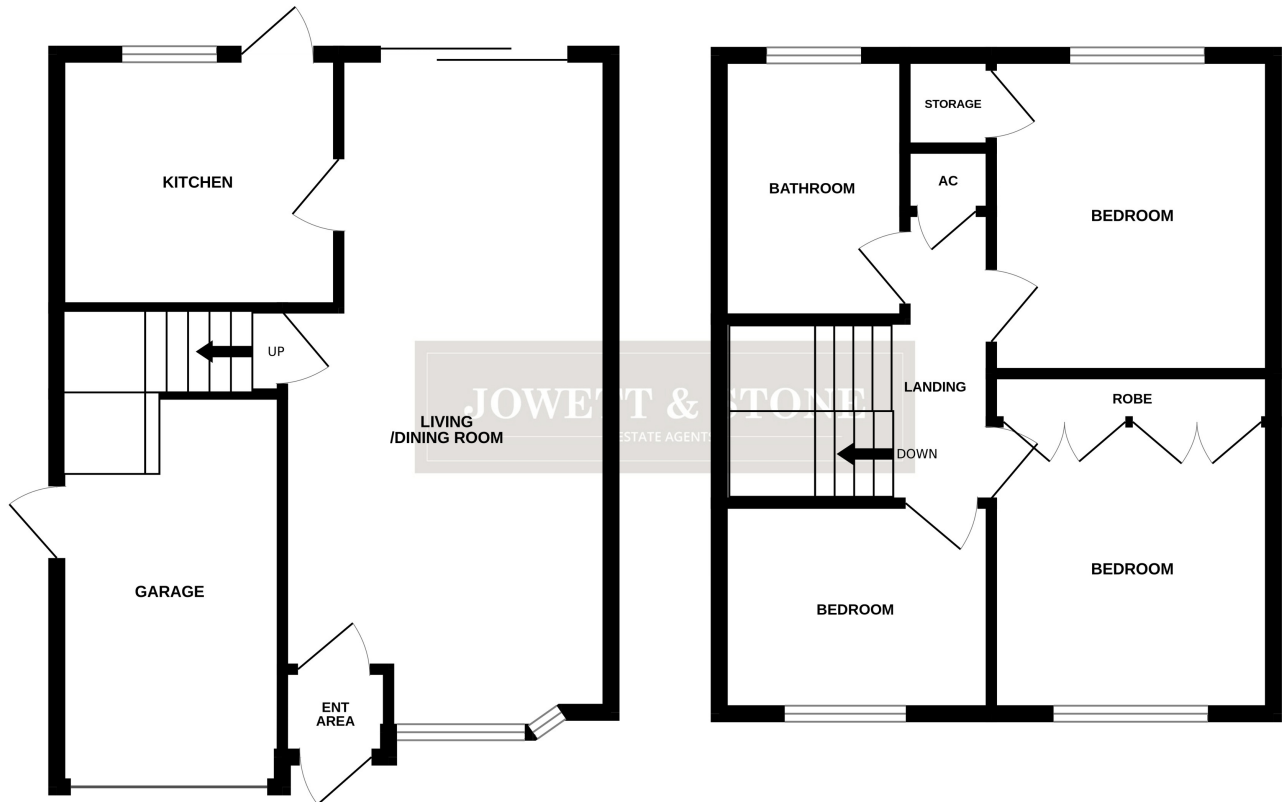


FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS

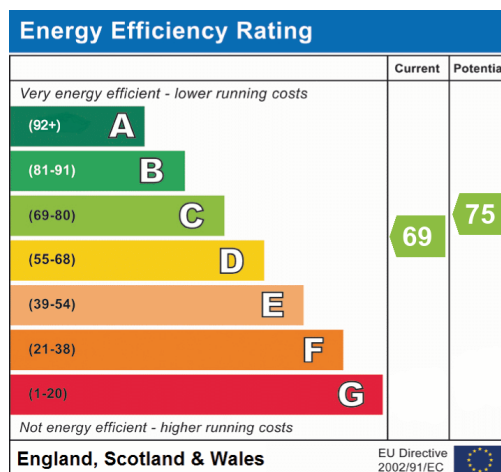
GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.

1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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