

FOR SALE

£260,000 Freehold



18 Pawley Close, Whetstone, Leicester. LE8 6YJ

- Three Bedroom Semi Detached Property In Sought After Location
- Ent Area, Living Room, Breakfast Kitchen
- Large Double Glazed Conservatory To Rear
- Landing, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Car Standing , Rear Garden
- Viewing Recommended, No Upward Chain
- EPC Rating D & Council Tax Band B



PROPERTY DESCRIPTION

Three bedroom semi detached in a cul de sac location in this sought after area of Whetstone. Ideally located for Badgerbrook school catchment the property would make a great first time or professional buy. Comprising of entrance area, living room, rear breakfast kitchen fitted with a range of base and wall units, useful store and rear access door leading to the large rear double glazed conservatory with doors to the side and rear. To the first floor the landing gives access to the three bedrooms and a family bathroom. The master bedroom is a good size and located to the rear, bedrooms two and three are smaller single bedrooms. The property further benefits from gas fired central heating and double glazing. Externally the property sits toward the head of the cul de sac with lawn to the front and driveway providing car standing. The rear garden has side gated access and is mainly laid to lawn with border and fence surround. Viewing comes recommended. Offered with no onward chain. EPC rating is D and the Council tax is band B.



ROOM DESCRIPTIONS

Entrance Hall

Living Room

16' 0" x 10' 6" into rec (4.88m x 3.20m)

Breakfast Kitchen

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

Double Glazed Conservatory

12' 11" x 10' 10" (3.94m x 3.30m)

Landing

Bedroom

13' 10" x 9' 4" (4.22m x 2.84m)

Bedroom

10' 0" x 7' 1" (3.05m x 2.16m)

Bedroom

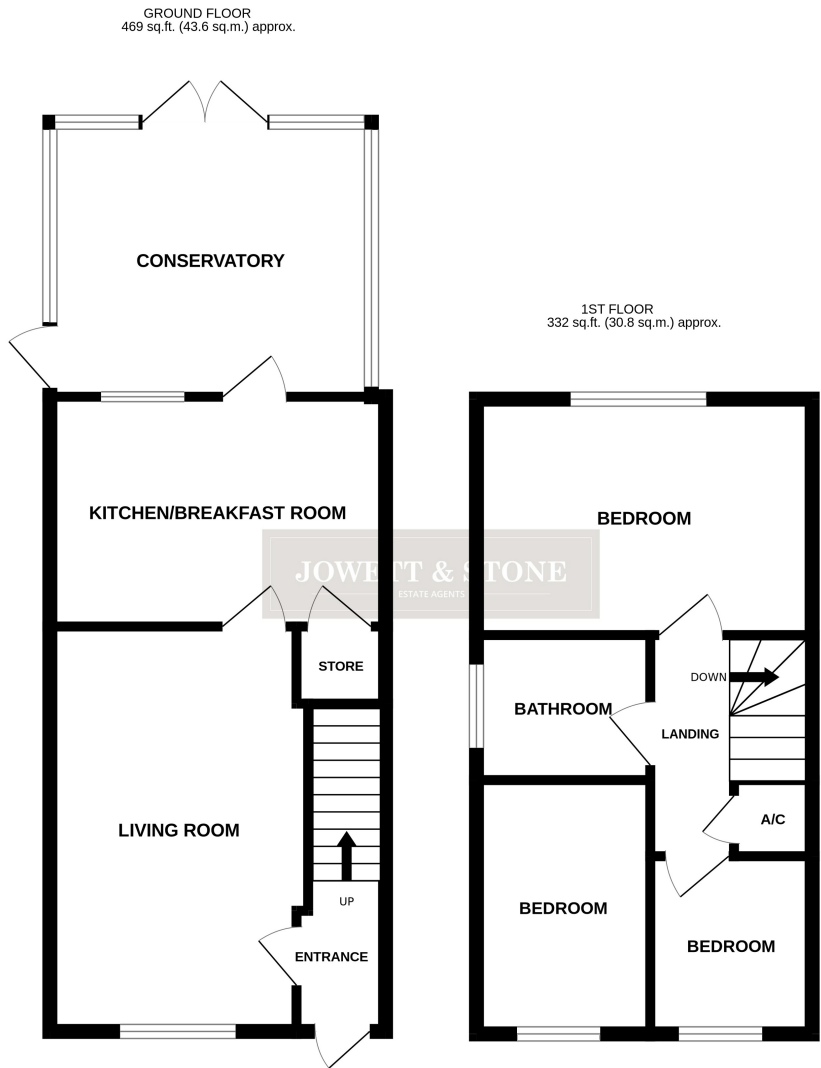
6' 10" x 6' 5" (2.08m x 1.96m)

Family Bathroom

External

Rear Garden

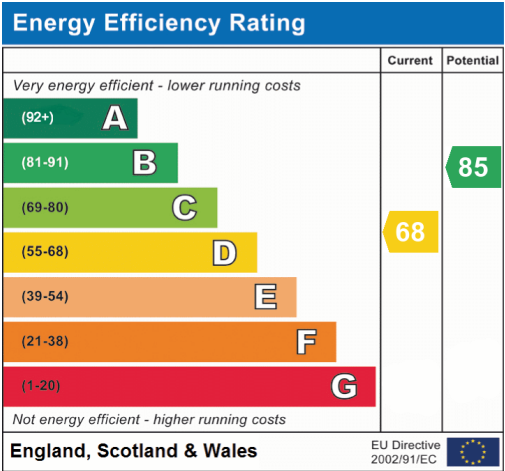




TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.

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.

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