



## 3 Kinder Close, Whetstone, Leicester. LE8 6WE

- Three Bedroom Middle Townhouse
- Popular Cul De Sac Location
- Badgerbrook Primary School Catchment
- Ent Area, Living Room, Breakfast Kitchen
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Good Size Garage
- Car Standing, Rear Garden
- Early Viewing Recommended
- EPC Rating D & Council Tax Band C



## PROPERTY DESCRIPTION

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Modern three bedroom middle townhouse located in a sought after cul de sac and within Badgerbrook primary school catchment. A popular design the property comprises of entrance area, living room with front bay window and stairs leading to the first floor. To the rear of the property is a refitted kitchen with a range of base and wall storage units and access door leading to the rear garden. To the first floor the landing leads to three spacious bedrooms and a family bathroom/wc. Further benefitting from gas fired central heating system and replacement double glazing. Externally to the front there is a driveway providing car standing and to the rear the garden is mainly laid to lawn with a fence surround. The property is in need of some cosmetic improvement and would make an ideal first time or investment buy. Early viewing is highly recommended. EPC rating D, Council tax is band C.



## ROOM DESCRIPTIONS

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### Entrance Area

### Living Room

16' 9" plus bay area x 11' 10" max (5.11m x 3.61m)

### Kitchen

11' 9" x 8' 1" (3.58m x 2.46m)

### Landing

### Bedroom

11' 9" plus rec x 11' 4" (3.58m x 3.45m)

### Bedroom

11' 6" x 7' 9" (3.51m x 2.36m)

### Bedroom

9' 8" x 8' 5" (2.95m x 2.57m)

### Family Bathroom

7' 9" x 5' 7" (2.36m x 1.70m)

### External

### Garage

17' 5" x 8' 8" (5.31m x 2.64m)

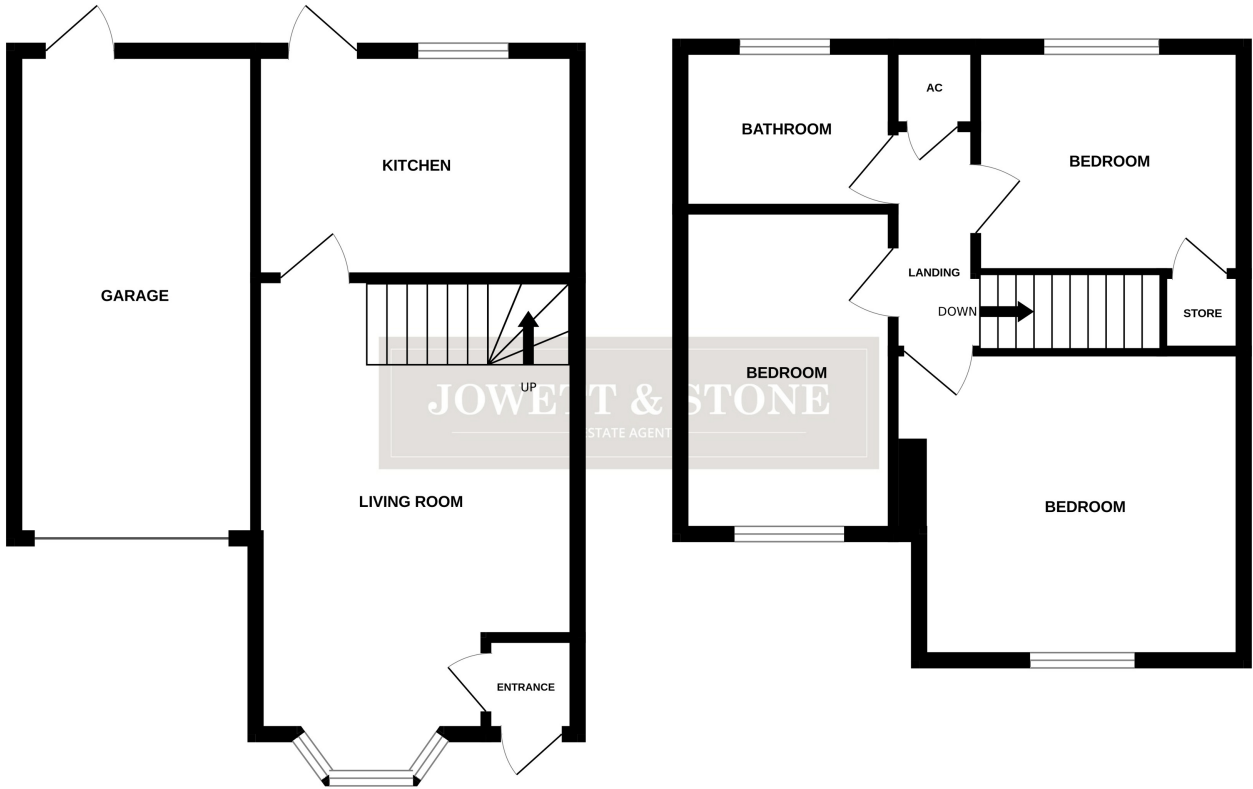
### Rear Garden



# FLOORPLAN & EPC

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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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