



# 9 Paramore Close, Whetstone, Leicester. LE8 6EY

- Well Presented Three Bedroom Semi Detached
- Cul De Sac Position In Sought After Location Of Whetstone
- Ent Area, Living Room, Breakfast Kitchen
- Rear Double Glazed Conservatory/Dining Area
- Landing , Three Bedrooms, Family Bathroom
- Car Standing, Rear Garden Area
- Internal Viewing Recommended
- EPC Rating D & Council Tax Band B



## PROPERTY DESCRIPTION

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Well presented three bedroom semi detached property in a cul de sac position in this sought after location in Whetstone. Ideal first time or professional purchase and within walking distance to Badgerbrook primary school an early internal viewing comes highly recommended. The property comprises of entrance area, front living room with bay window, rear breakfast kitchen fitted with a range of base and wall units, understairs store and open access to the rear double glazed conservatory/dining area which in turn has double doors leading through to the rear garden area. To the first floor the landing leads to the three bedrooms with the good size master bedroom also having fitted wardrobes, and a family bathroom/wc. Further benefiting from gas fired central heating system and double glazing. Externally to the side of the property is a driveway providing car standing. A side gate leads to the rear garden with patio area, lawn with raised border, rear decking area and fence surround. EPC rating is D and Council tax B.



## ROOM DESCRIPTIONS

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### Entrance Area

### Living Room

15' 11" plus bay x 9' 11" (4.85m x 3.02m)

### Breakfast Kitchen

13' 8" x 9' 1" (4.17m x 2.77m)

### Double Glazed Conservatory

11' 11" max x 11' 2" (3.63m x 3.40m)

### Landing

### Bedroom

13' 9" to back of robes x 9' 3" (4.19m x 2.82m)

### Bedroom

9' 11" x 6' 4" (3.02m x 1.93m)

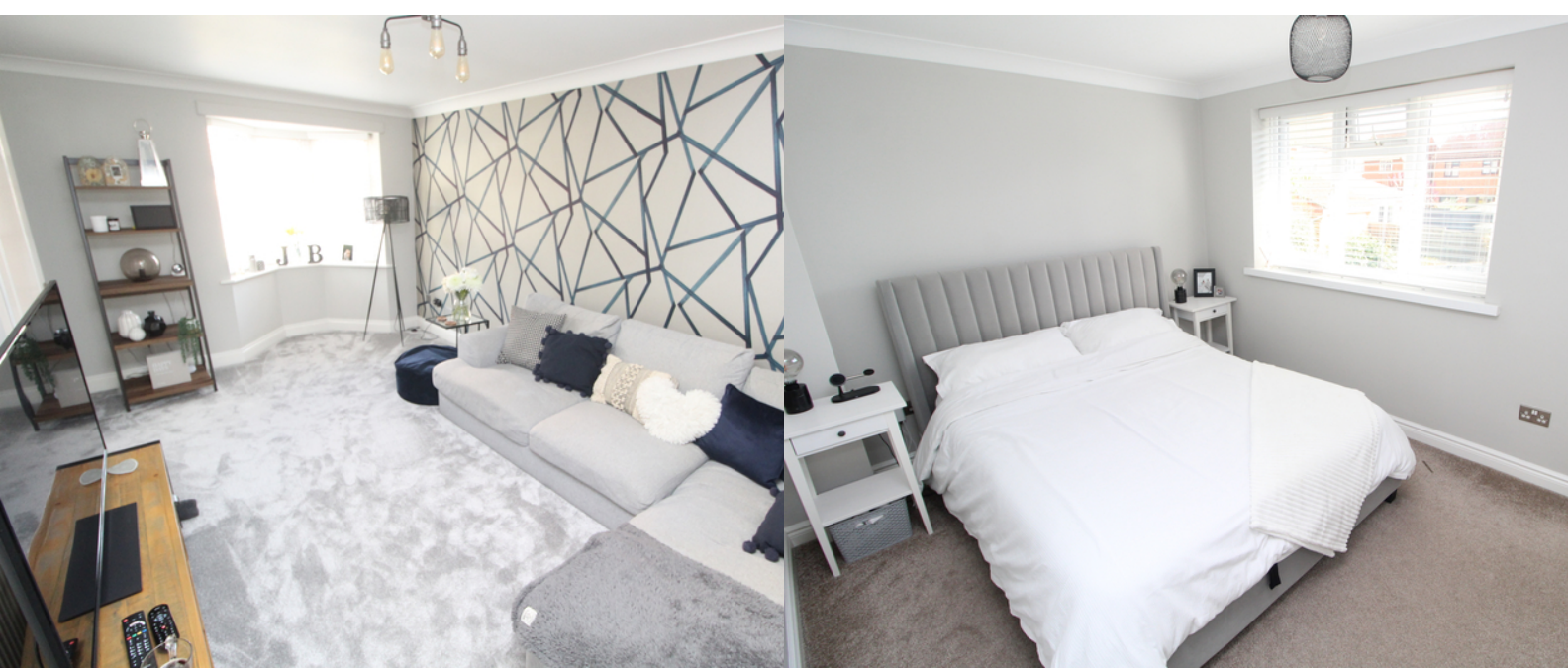
### Bedroom

7' 1" x 6' 11" (2.16m x 2.11m)

### Family Bathroom

### External

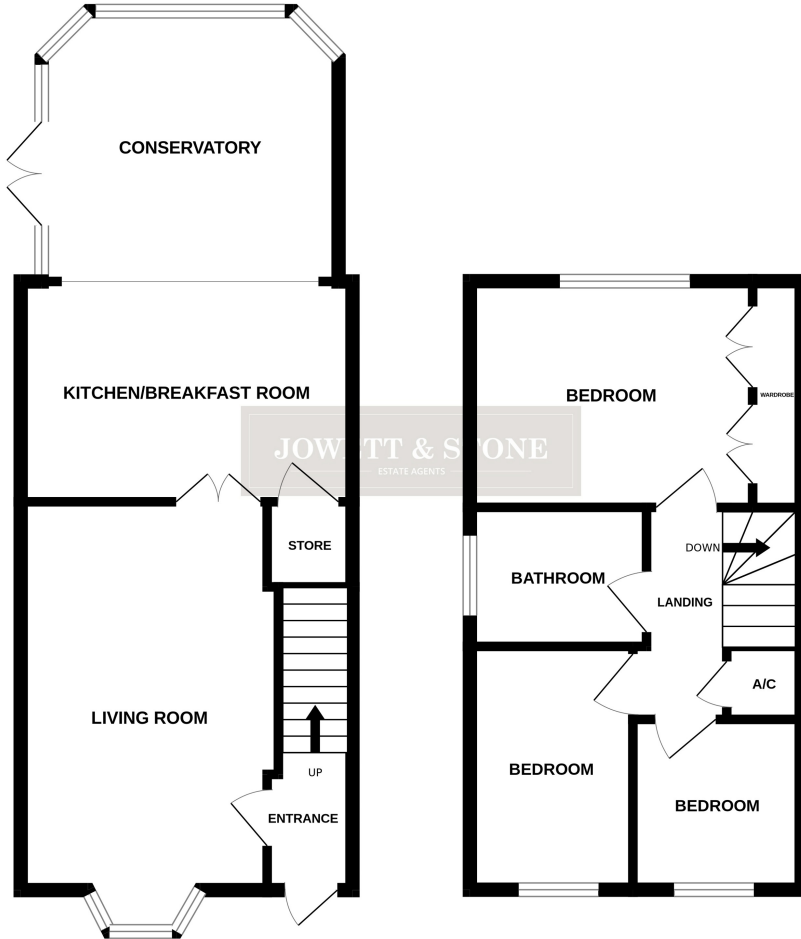
### Rear Garden



# FLOORPLAN & EPC

GROUND FLOOR  
481 sq.ft. (44.7 sq.m.) approx.

1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 823 sq.ft. (76.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	65	
(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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