

**SOLD  
STC**



**41 Attfield Drive, Whetstone, Leicester LE8 6ND**

**SSTC £249,950 - Freehold**

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## PROPERTY DESCRIPTION

Ideal Family Home! - This three bed semi-detached home is offered for sale with NO CHAIN and has lots of potential to upgrade/extend (subject to the local planning process). The accommodation comprises, entrance hall, lounge, dining area, kitchen, utility area, first floor landing, three bedrooms and family bathroom. The property benefits from gas fired central heating to radiators, majority UPVC double glazing with off road parking to the front giving access to single garage and good sized garden to the rear. Early viewing is highly advised.

## POINTS OF INTEREST

- *Semi-Detached*
- *Three Bedrooms*
- *Lounge*
- *Dining Area*
- *Kitchen*
- *Utility Area*
- *Gas Central Heating*
- *No Chain*



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

UPVC double glazed door to the front aspect, cloak cupboard, stairs to first floor landing and radiator.

#### Lounge

20' 11" x 14' 1" (6.38m x 4.29m) UPVC double glazed window to the front aspect and two radiators.

#### Dining Area

8' 4" x 7' 4" (2.54m x 2.24m) Double glazed sliding doors to rear aspect and radiator.

#### Kitchen

9' 5" x 7' 9" (2.87m x 2.36m) UPVC double glazed window to the rear aspect, being fitted with a range of wall and base units with built in sink/drain, under stairs cupboard, tiled flooring and radiator.

#### Utility Area

UPVC double glazed door to the rear aspect, UPVC double glazed window to the rear aspect, plumbing for washing machine and courtesy door to the single garage.

### First Floor

#### First Floor Landing

UPVC double glazed window to the side aspect and loft access.

#### Bedroom One

10' 8" x 10' 1" (3.25m x 3.07m) UPVC double glazed window to the rear aspect and radiator.

#### Bedroom Two

10' 5" x 7' 4" (3.17m x 2.24m) UPVC double glazed window to the front aspect and radiator.

#### Bedroom Three

7' 7" x 6' 6" (2.31m x 1.98m) UPVC double glazed window to the front aspect, over stairs cupboard and radiator.

### Family Bathroom

6' 2" x 7' 8" (1.88m x 2.34m) UPVC double glazed window to the rear aspect, being fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over, built in airing cupboard, tiled flooring and radiator.

### Front Garden

To the front of the property there are laid to lawn gardens with off road parking giving access to single garage.

### Single Garage

With up and over door.

### Rear Garden

To the rear of the property there are laid to lawn gardens with open aspect and patio area.

### Additional Information:

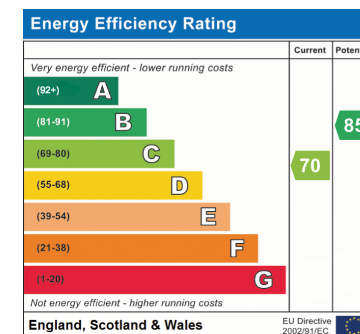
Council tax band B (Blaby District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

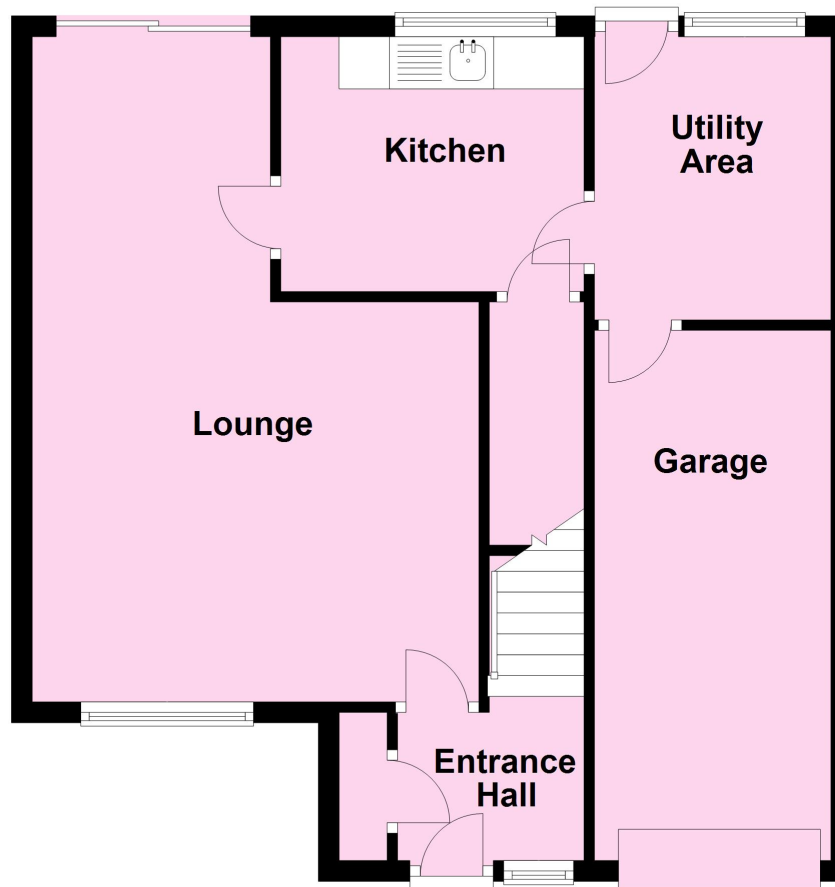
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



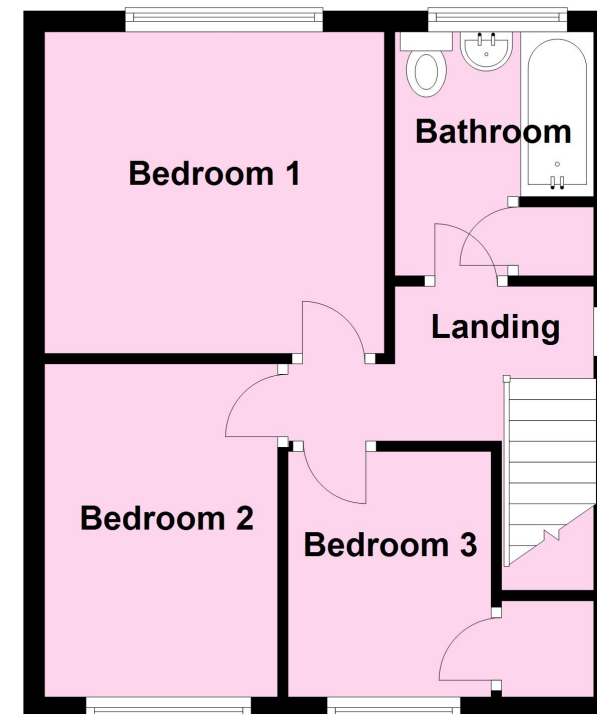
## Ground Floor

Approx. 56.0 sq. metres (603.2 sq. feet)



## First Floor

Approx. 33.6 sq. metres (361.7 sq. feet)



**Total area: approx. 89.6 sq. metres (964.9 sq. feet)**

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