



22 Greenfields, Whetstone, Leicester. LE8 6NY

- Four Bedroom Extended Semi Detached Property
- Ideal Family Home In This Sought After Location
- Entrance Porch, Entrance Hall, Front Living Room
- Extended Rear Dining Kitchen, Utility, Cloaks/Wc
- Landing, Four Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway, Useful Store, Rear Garden
- Internal Viewing Essential To Appreciate Size And Style
- EPC Rating D & Council Tax Band C



PROPERTY DESCRIPTION

Spacious extended four bedroom semi detached property. Extended to the rear providing good size ground floor living accommodation and four bedrooms to the first floor, an internal viewing is highly recommended to appreciate the size of and style of accommodation. In brief the property comprises of entrance porch, entrance hall, front 17ft living room, extended 22ft dining kitchen fitted with a range of base and wall units, integrated appliances, feature rad, rear access door, further rear double doors leading to the garden and side sliding doors leading to the side lobby and store, there is also a useful utility area and a cloaks/wc. To the first floor the landing leads to the four bedrooms and an extended family bathroom with suite and additional shower cubicle. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a lawn area, driveway providing car standing and access door to the side store. The rear garden has a lawn, decking area, gravel display, rear timber store and fence and wall surround. EPC rating D and Council tax is band C.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Front Living Room

17' 4" x 11' 4" into rec (5.28m x 3.45m)

Extended Kitchen/Dining Room

22' 5" x 18' 2" max red to 8'10" (6.83m x 5.54m)

Utility

7' 4" x 3' 7" (2.24m x 1.09m)

Cloaks/Wc

Side Lobby

Landing

Bedroom

13' 1" max x 9' 8" plus ent rec (3.99m x 2.95m)

Bedroom

10' 0" x 9' 7" (3.05m x 2.92m)

Bedroom

9' 1" x 7' 4" plus ent area (2.77m x 2.24m)

Bedroom

8' 0" x 7' 10" (2.44m x 2.39m)

Family Bathroom

13' 10" max x 7' 7" max into rec (4.22m x 2.31m)

External

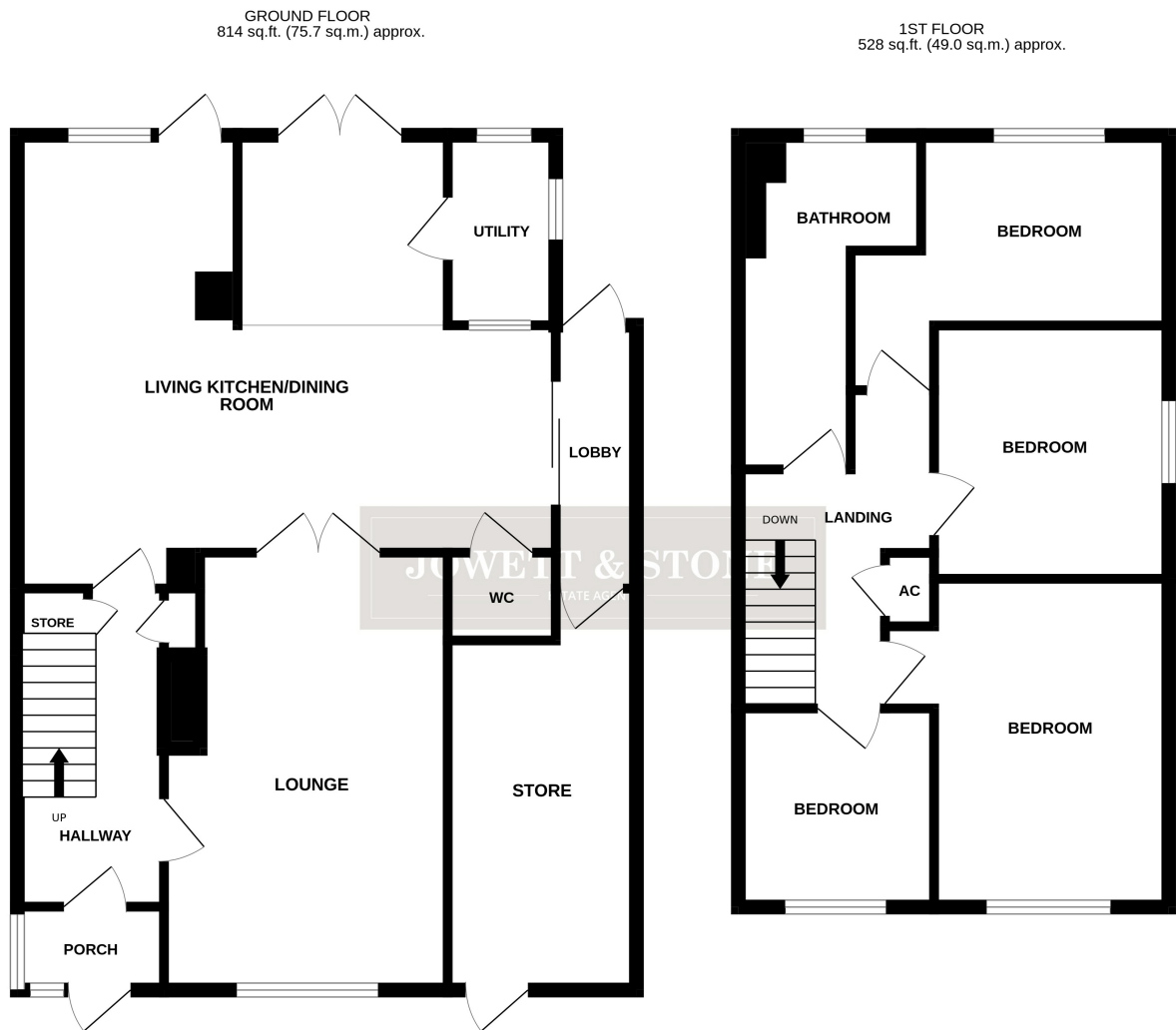
Store

14' 5" plus rec x 7' 7" (4.39m x 2.31m)

Rear Garden



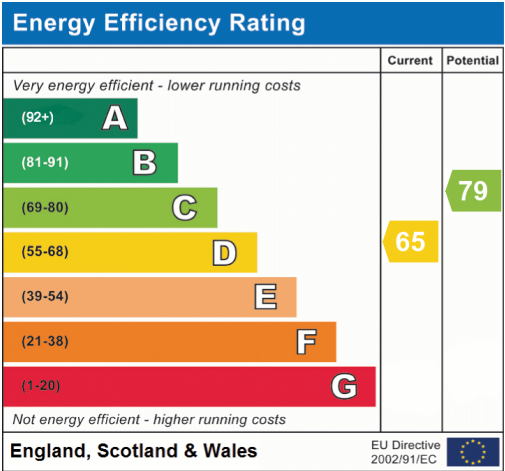
FLOORPLAN & EPC



TOTAL FLOOR AREA : 1342 sq.ft. (124.7 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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