

FOR SALE

£349,950 Freehold



# 3 Medhurst Close, Whetstone, Leicester. LE8 6WF

- Well Presented Three Bedroom Detached Family Home
- Corner Plot Position In This Sought After Location In Whetstone
- Entrance Hall, Cloaks/Wc, 17ft Living Room, Dining Room
- Kitchen, Utility, Double Glazed Conservatory
- Three Bedrooms, Family Bathroom, En Suite To Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Driveway, Good Size Garage
- Rear Garden Area
- No Onward Chain, Viewing Recommended
- EPC Rating C & Council Tax Band D





## PROPERTY DESCRIPTION

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Three bedroom detached home on a corner plot position in this sought after location in Whetstone. Offered with no onward chain, the property would make an ideal family home and an early viewing comes highly recommended to appreciate. In brief the property comprises of entrance hall with stairs leading to the first floor, cloakroom/wc, 17ft living room with dual aspect windows, separate dining room with breakfast kitchen located off which is fitted with a range of base and wall units and has a useful utility lobby with understairs store and access to the garage. The ground floor is completed by a double glazed conservatory which has double doors leading to the rear garden. To the first floor the landing leads to the three bedrooms (two with fitted bedroom furniture) and a family bathroom. The master bedroom also has the advantage of an en suite shower room/wc. Externally the property sits on a corner plot position and has a driveway providing car standing and giving access to the good size garage with up/over door, plumbing for appliances and rear access door to the garden. The rear garden benefits from patio, lawn, borders and fence surround. EPC rating C, Council tax is band D.





## ROOM DESCRIPTIONS

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### Entrance Hall

8' 1" x 6' 0" (2.46m x 1.83m)

### Cloaks/Wc

### Living Room

17' 1" x 9' 11" (5.21m x 3.02m)

### Dining Room

10' 0" x 8' 5" (3.05m x 2.57m)

### Kitchen

10' 0" x 8' 1" (3.05m x 2.46m)

### Utility

6' 0" x 4' 9" (1.83m x 1.45m)

### Double Glazed Conservatory

10' 9" max x 8' 2" (3.28m x 2.49m)

### Landing

### Master Bedroom

10' 8" plus ent area x 10' 6" to back of robe  
(3.25m x 3.20m)

### Bedroom

10' 2" x 9' 4" plus ent area (3.10m x 2.84m)

### Bedroom

10' 5" x 6' 2" (3.17m x 1.88m)

### Family Bathroom

7' 6" max x 7' 3" (2.29m x 2.21m)

### External

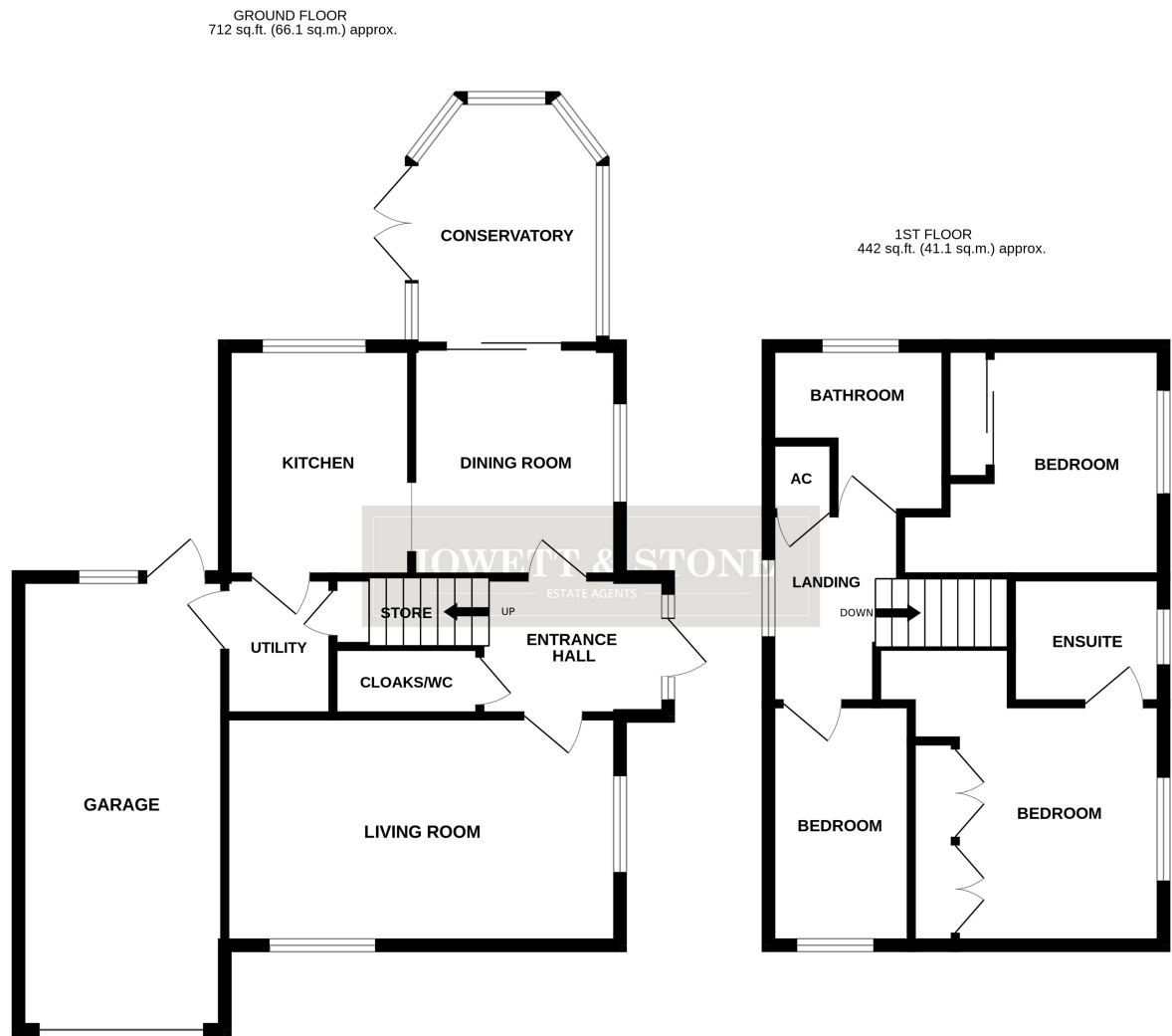
### Garage

20' 0" x 8' 11" (6.10m x 2.72m)

### Rear Garden



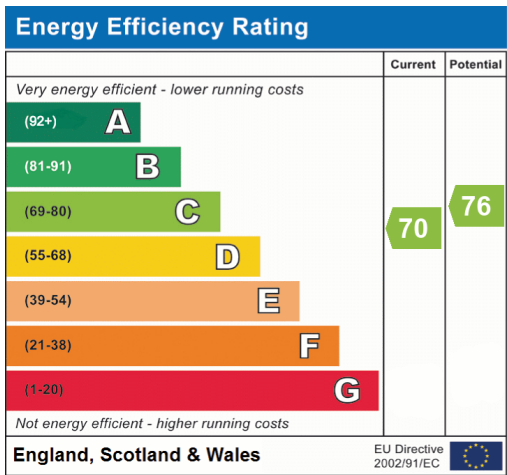
FLOORPLAN & EPC



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 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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