



7 Maura Close, Whetstone, Leicester. LE8 6BW

- Well Presented Four Bedroom Modern Detached Property
- Envious Head Of Cul De Sac Position In this Sough After Location
- Ent Area, Lounge, Refitted Dining Kitchen, Utility, Cloaks/Wc
- Double Glazed Conservatory
- Landing, Four Bedrooms, Family Bathroom, En Suite To Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing , Garage, Attractive Rear Garden
- Viewing Highly Recommended
- EPC Rating C & Council Tax Band D



PROPERTY DESCRIPTION

Well presented four bedroom detached property on an enviable plot position in this popular cul de sac location in Whetstone. Ideally located for Badgerbrook primary school, an internal viewing comes highly recommended to appreciate. The property comprises of entrance area, front living room with bay window, rear refitted open plan dining kitchen fitted with a range of modern base and wall units with integrated appliances, stairs leading to the first floor and double doors leading to the rear double glazed conservatory with further double doors leading to the rear garden area. Also located off the kitchen is a useful utility lobby and ground floor wc. To the first floor the landing leads to the four bedrooms and a refitted modern family bathroom. The front master bedroom also has the benefit of a refitted en suite shower room/wc. Externally to the front of the property is a block driveway providing car standing, along with a small lawn and gravel display area. The single garage has an up/over door and there is side gated access leading to the rear. The rear garden has been landscaped and has a feature patio area, lawn, raised borders and fence surround. EPC rating is C and Council tax is band D.



ROOM DESCRIPTIONS

Entrance Area

Lounge

15' 10" max into bay x 13' 4" (4.83m x 4.06m)

Dining Area

13' 3" x 11' 0" (4.04m x 3.35m)

Kitchen Area

10' 7" x 8' 3" (3.23m x 2.51m)

Utility Lobby

6' 0" x 4' 8" (1.83m x 1.42m)

Cloaks/Wc

Double Glazed Conservatory

10' 7" x 9' 9" (3.23m x 2.97m)

Landing

Master Bedroom

13' 4" max x 11' 7" plus ent rec (4.06m x 3.53m)

En Suite Shower Room/Wc

Bedroom

10' 4" x 9' 9" (3.15m x 2.97m)

Bedroom

11' 0" x 6' 5" plus ent area (3.35m x 1.96m)

Bedroom

8' 8" x 8' 1" (2.64m x 2.46m)

Family Bathroom

External

Garage

16' 9" max x 7' 11" max (5.11m x 2.41m)

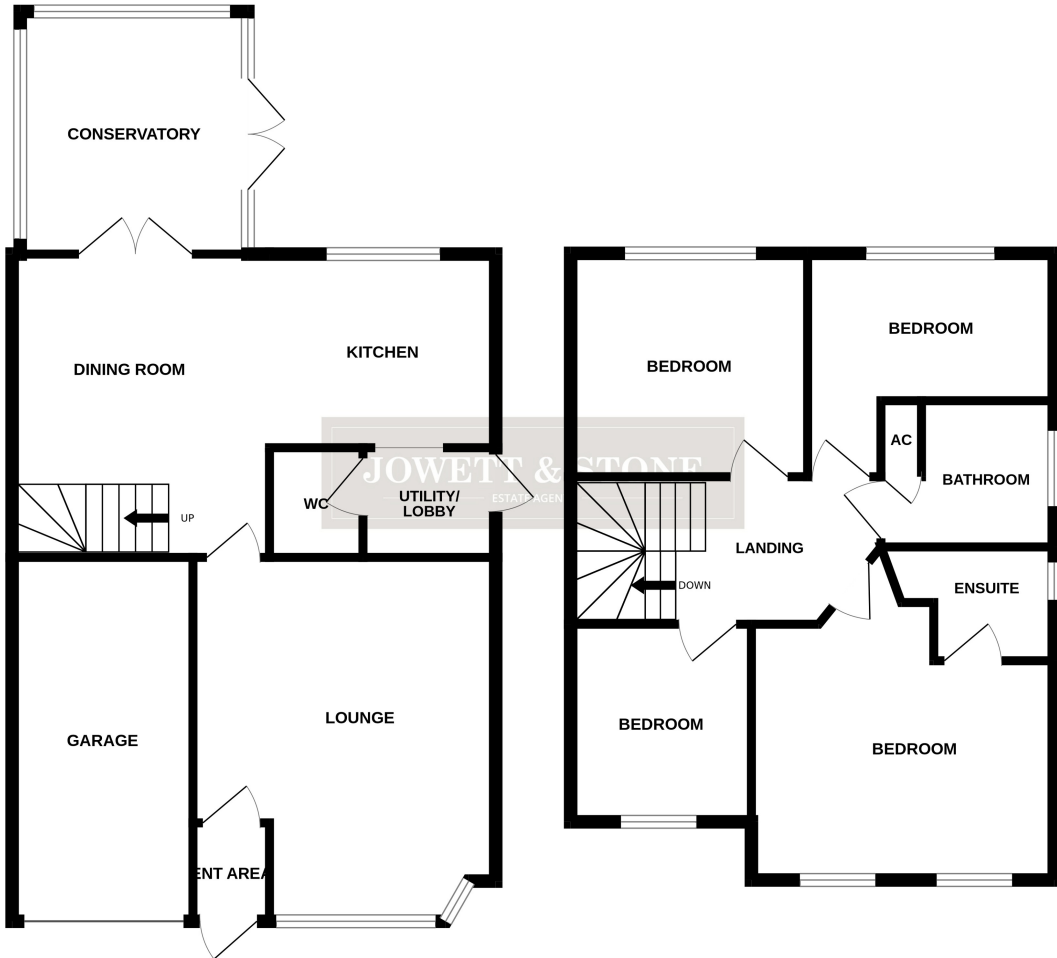
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR
716 sq.ft. (66.5 sq.m.) approx.

1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 1272 sq.ft. (118.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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