



23 Attfield Drive, Whetstone, Leicester. LE8 6ND

- EPC Awaited & Council Tax Band B
- Well Presented Two Bedroom Middle Townhouse
- Sought After Location And Set Back From The Road Position
- Ent Area, Living Room, Dining Kitchen, Conservatory
- Landing, Two Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Rear Garden, Garage In Block To Rear
- Internal Viewing Highly Recommended
- EPC Rating C, Council Tax Band B



PROPERTY DESCRIPTION

Well presented two bedroom middle townhouse in tucked away position in this sought after location in Whetstone. This lovely home would make an ideal first time or professional purchase and comprises of entrance porch, good size living room with log burner, front window and stairs leading to the first floor. To the rear is a dining kitchen fitted with a range of base and wall units and fitted oven/hob, rear window and double doors leading to the good size rear conservatory with further double doors leading out to the rear garden. To the first floor the landing gives access to the two bedrooms and a family bathroom/wc. Both bedrooms have fitted built in wardrobes. The property further benefits from gas fired central heating and double glazing. Externally the property sits on a walk way and has a lovely position having the benefit of not being overlooked to the front. There is a small front gravel garden area and a rear garden with lawn, path, rear decking with fence surround and rear gated access. The property also benefits from a single garage in a block to the rear. Early viewing is highly recommended to appreciate. EPC rating C, Council tax is band B.



ROOM DESCRIPTIONS

Entrance Area

Living Room

15' 0" max overstairs x 12' 4" (4.57m x 3.76m)

Dining Kitchen

15' 0" x 12' 1" (4.57m x 3.68m)

Double Glazed Conservatory

12' 11" x 8' 7" (3.94m x 2.62m)

Landing

Bedroom

12' 0" to front of robe x 11' 5" (3.66m x 3.48m)

Bedroom

10' 3" to front of robe x 8' 11" (3.12m x 2.72m)

Family Bathroom

External

Rear Garden

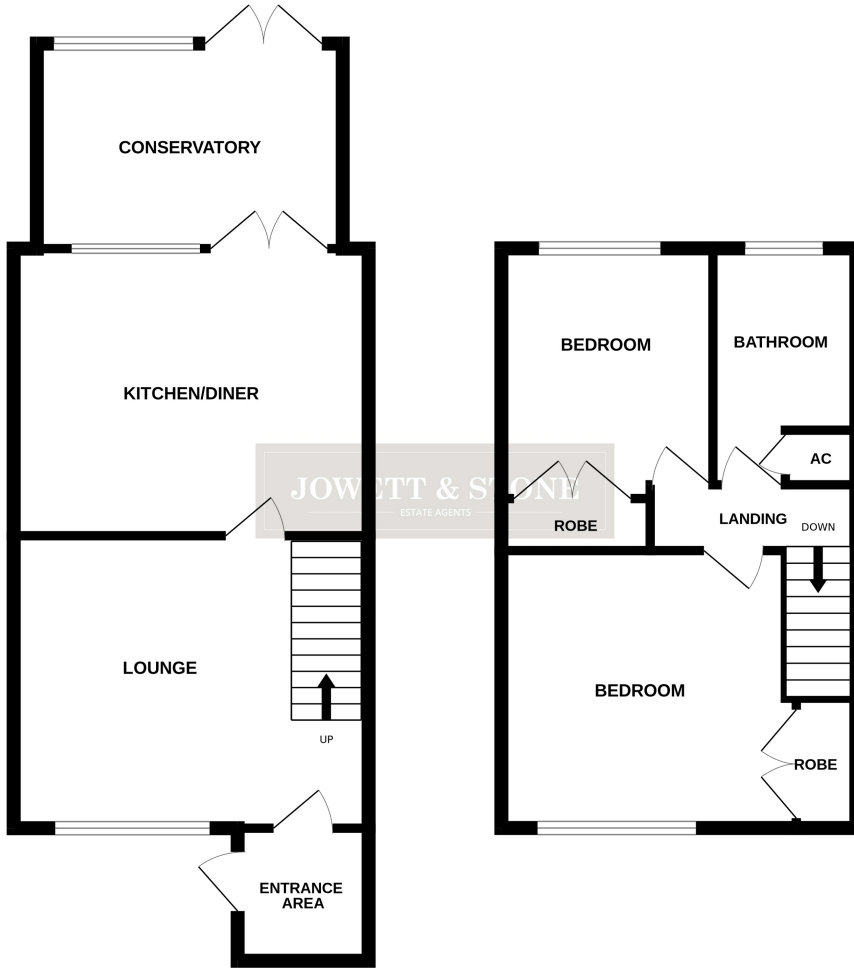
Garage In Block To Rear



FLOORPLAN

GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.4 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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