

FOR SALE

£265,000 Freehold



Earl Smith Close, Whetstone, Leicester. LE8 6NR

- Well Presented Two Bedroom Semi Detached Bungalow
- Cul De Sac Location In Sought After Location Of Whetstone
- Ent Hall, Lounge, Modern Fitted Kitchen
- Double Glazed Conservatory
- Two Double Bedrooms, Family Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Driveway, Sectional Garage/Store Located To Rear, Rear Garden
- Viewing Highly Recommended
- EPC Awaited & Council Tax Band C



PROPERTY DESCRIPTION

A well presented two bedroom semi-detached bungalow within a cul-de-sac setting in this sought after location in Whetstone. Viewing is highly recommended to appreciate this lovely home which has been well maintained by the current owners and offer attractive accommodation throughout. The accommodation comprises: entrance hallway with store cupboard, a fitted kitchen with a range of base and wall units, hob and oven, sink and drainer and window overlooking the rear. The good size lounge area has an electric fire with feature surround, a window and door leading to the rear conservatory which in turn leads to the garden. There are two bedrooms the master having fitted robes and both overlook the front elevation. The shower room is fitted with a white suite comprising low flush wc, wash hand basin and shower cubicle, heated towel rail and obscure double glazed window to the side. Outside the property sits towards the head of the cul de sac with a driveway to the side offering ample parking for a couple of cars and a side gate which leads to the sectional garage/store with up and over door. The rear garden has been designed for ease of maintenance with patio, borders and fence surround. EPC Rating awaited, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Lounge

14' 11" x 11' 0" (4.55m x 3.35m)

Conservatory

9' 0" x 8' 11" (2.74m x 2.72m)

Kitchen

10' 1" x 9' 6" plus ent (3.07m x 2.90m)

Bedroom

12' 5" to front of robes x 10' 0" (3.78m x 3.05m)

Bedroom

11' 2" x 9' 10" (3.40m x 3.00m)

Shower Room/Wc

7' 1" x 5' 7" (2.16m x 1.70m)

External

Sectional Garage

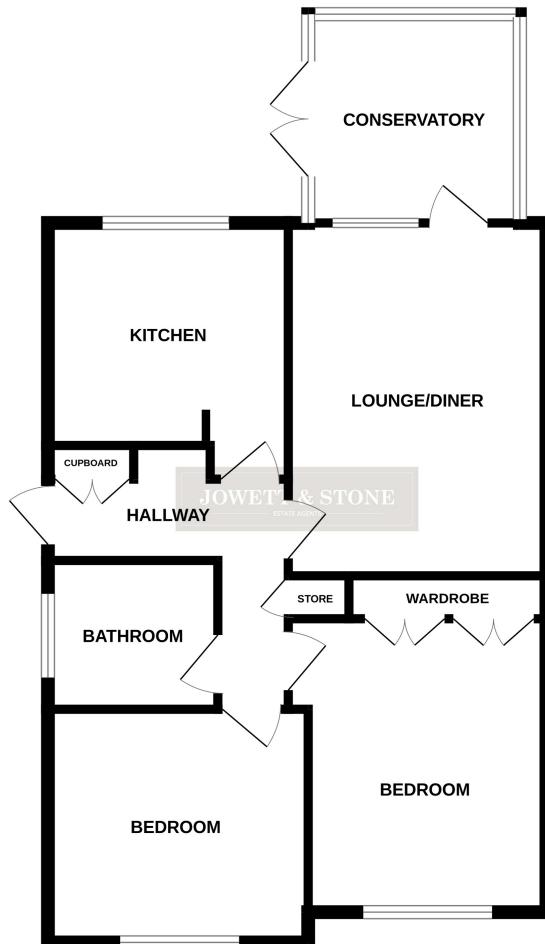
Rear Garden



FLOORPLAN

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 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 indicative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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