



29 Attfield Drive, Whetstone, Leicester. LE8 6ND

- Extended Two Bedroom End Townhouse
- Tucked Away Position In Sought After Location
- Entrance Hall, Living Room, Breakfast Kitchen
- Conservatory, Ground Floor Cloaks/Wc
- Landing, Two Double Bedrooms, Family Shower Room
- Gas Fired Central Heating System, Double Glazing
- Rear Garden, Garage In Block To Rear
- No Onward Chain, Viewing Recommended
- EPC Rating D & Council Tax Band B



PROPERTY DESCRIPTION

Extended two bedroom end townhouse in the sought after location of Whetstone. Offered with no onward chain, a viewing comes recommended to appreciate the size and layout of this ideal first time, investment or family home. The property comprises of entrance hall, living room extended to the front with stairs leading to the first floor. The rear breakfast kitchen is fitted with base and wall units and a useful store. Located off the kitchen is a good size ground floor cloaks/wc, as well as a rear 13ft conservatory/garden room with access leading out to the rear. To the first floor the landing gives access to the front extended bedroom with fitted wardrobes and store, there is a further good size bedroom to the rear as well as a family shower room with drainaway flooring. The property further benefits from gas fired central heating and double glazing. The property is located in a tucked away position and has a small enclosed front garden area and a rear garden designed for ease of maintenance with fence surround and gated access leading to the garage located at the rear in a block. Whilst in need of some cosmetic improvement the property offers larger than average accommodation for a property of this type. EPC rating is D, Council tax band B.



ROOM DESCRIPTIONS

Entrance Area

Living Room

14' 11" over stairs x 12' 4" ext to 16'8" into bay area (4.55m x 3.76m)

Breakfast Kitchen

12' 1" x 8' 7" plus ent area (3.68m x 2.62m)

Cloaks/Wc

7' 7" x 5' 11" (2.31m x 1.80m)

Conservatory

13' 8" x 8' 11" (4.17m x 2.72m)

Landing

Bedroom

15' 11" max into bay red to 11'7" x 11' 10" to front robe (4.85m x 3.61m)

Bedroom

12' 7" max into rec x 8' 11" (3.84m x 2.72m)

Family Shower Room/Wc

10' 0" x 5' 7" (3.05m x 1.70m)

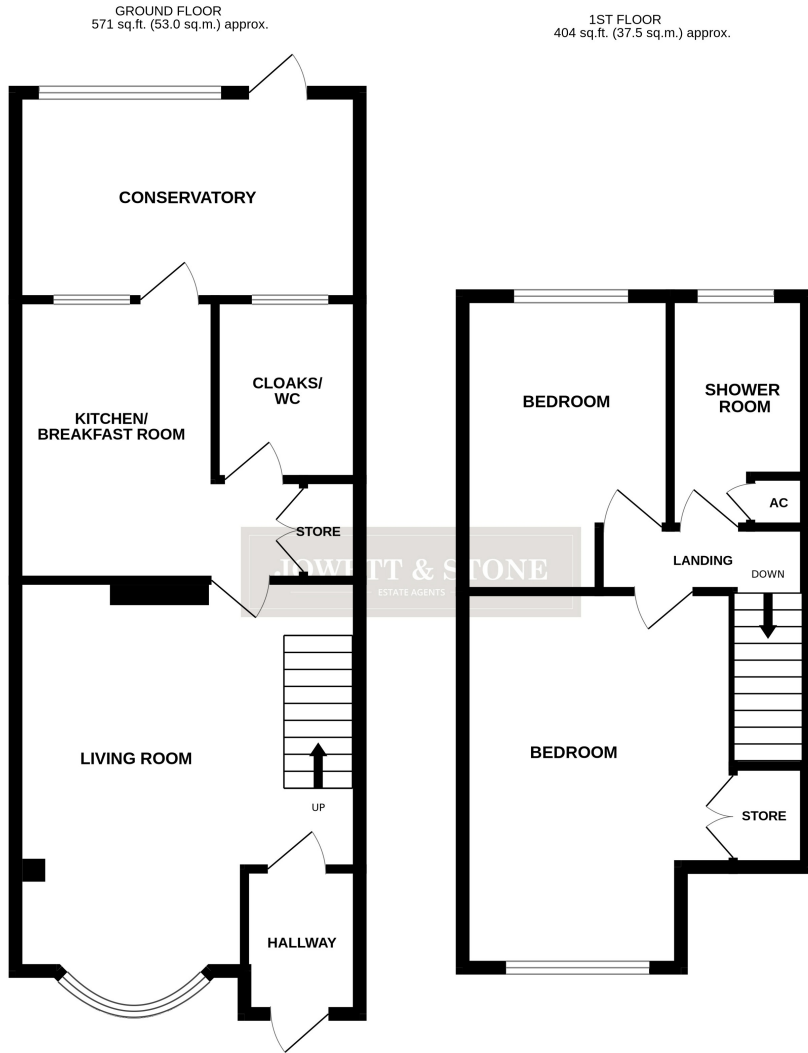
External

Rear Garden

Single Garage In Block To Rear



FLOORPLAN & EPC



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		
(69-80)	C		80
(55-68)	D	60	
(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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