



Church View House, The Sidings, Whetstone, Leicester. LE8 6PE

- Superb Three Double Bedroom Detached Home
- Sought After Location In Whetstone
- Spacious And Flexible Accommodation Throughout
- Front 18ft Living Room, Dining Room, Double Glazed Conservatory
- Refitted Kitchen, Utility, Cloaks/Wc
- Landing, Three Double Bedrooms, Family Bathroom
- En Suite Shower Room/Wc To Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Driveway, Single Garage, Rear Garden
- Offered With No Onward Chain, Early Viewing Recommended
- EPC Rating C & Council Tax Band D



PROPERTY DESCRIPTION

Superb refurbished three double bedroom detached property in this sought after location in Whetstone. Offering spacious accommodation throughout an internal viewing comes highly recommended to appreciate the style, size and layout of this great home. In brief the property comprises of 18ft entrance reception room with stairs leading to the first floor, ceiling Velux style window, front bay shelf window, cloaks/wc, rear reception room with useful store cupboard and double doors leading through to the rear conservatory with further double doors leading to the rear garden. The ground floor is completed by the refitted kitchen with base and wall units, oven, hob and extractor, side access door and open access to the utility lobby which in turn has a door leading to the integral garage. To the first floor the landing leads to three generous bedrooms, the master bedroom has the benefit of an en suite shower room and there is also a family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally the property is located at the end of The Sidings via the unadopted road. There is a front driveway providing car standing and access to the integral garage with up/over door. A side gate leads the rear garden with patio, lawn area and fence surround. Offered with no onward chain. EPC rating is C and Council tax is band D.



ROOM DESCRIPTIONS

Front Reception Room

18' 6" plus rec x 11' 9" max (5.64m x 3.58m)

Cloaks/Wc

Rear Reception Room

14' 7" x 12' 9" (4.45m x 3.89m)

Double Glazed Conservatory

11' 2" x 9' 7" (3.40m x 2.92m)

Kitchen

14' 7" x 8' 6" (4.45m x 2.59m)

Utility

9' 7" x 4' 6" (2.92m x 1.37m)

Landing

Master Bedroom

12' 7" x 11' 11" plus ent area (3.84m x 3.63m)

En Suite Shower Room/Wc

Bedroom

14' 8" max x 8' 9" (4.47m x 2.67m)

Bedroom

12' 8" x 10' 0" plus ent rec (3.86m x 3.05m)

Family Bathroom

8' 9" x 5' 6" (2.67m x 1.68m)

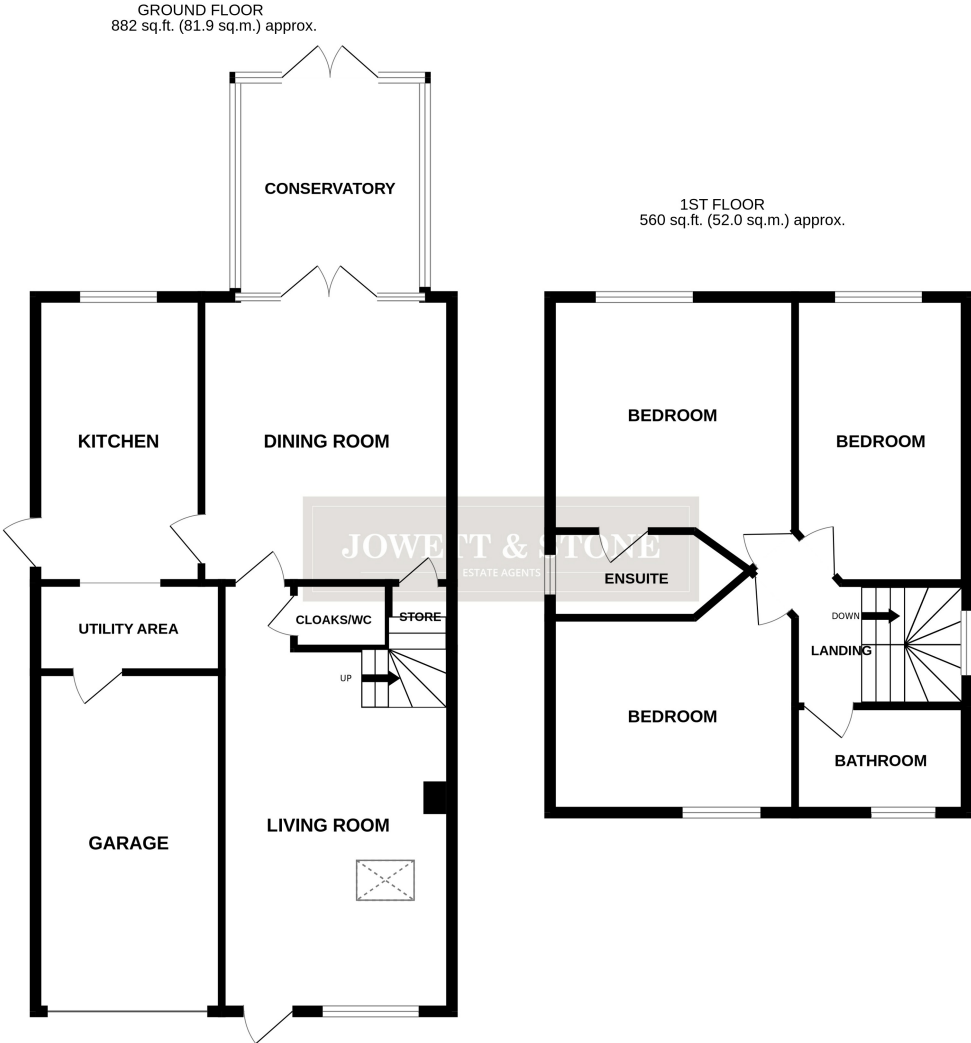
External

Garage

17' 2" x 9' 2" (5.23m x 2.79m)

Rear Garden

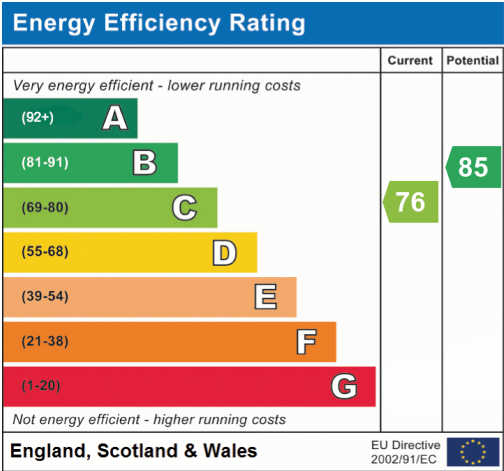




TOTAL FLOOR AREA : 1441 sq.ft. (133.9 sq.m.) approx.

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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