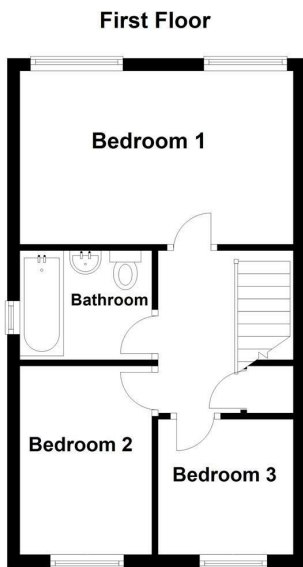
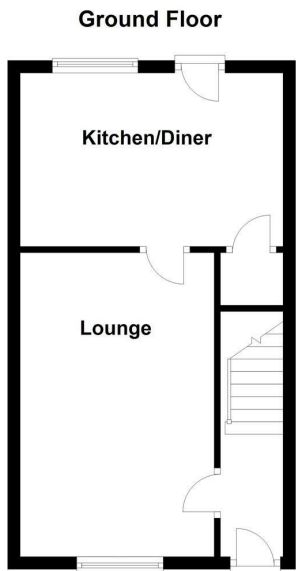


FLOOR PLAN

DIMENSIONS

- Entrance Hall**
6' x 3'6 (1.83m x 1.07m)
- Lounge**
10'2 x 15'11 max (3.10m x 4.85m max)
- Kitchen/Diner**
9'1 x 13'9 (2.77m x 4.19m)
- Bedroom One**
13'9 x 9'3 (4.19m x 2.82m)
- Bedroom Two**
6'5 x 10' (1.96m x 3.05m)
- Bedroom Three**
7' x 7'1 (2.13m x 2.16m)
- Bathroom**
6'1 x 5'9 (1.85m x 1.75m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road, Blaby, Leicestershire, LE8 4DW
Telephone: 0116 277 2277 • Email: blaby@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

16 Hubbard Close, Whetstone, Whetstone, LE8 6XT
£220,000

OVERVIEW

- Semi Detached
- Private Cul de Sac Location
- Entrance Hallway & Lounge
- Fitted Dining Kitchen
- Three Bedrooms
- Bathroom
- Enclosed Rear Garden
- Off Road Parking
- NO UPWARD CHAIN
- EER TBC

LOCATION LOCATION....

In Whetstone you'll enjoy a lively local community with plenty going on, there's a golf course, two regarded primary schools, St Peters and Badgerbrook, churches, The Dog & Gun and the popular Lime Tree public house. There is a great selection of local shops including a Co-Operative supermarket, a pharmacy and a dentist with a wider selection of amenities available in the nearby town of Blaby. Whetstone is located within a close proximity to the city and the open countryside, with excellent access to the motorway networks and Narborough train station.



THE INSIDE STORY

This fabulous semi detached home has come to the market for sale with no upward chain and occupies a generous plot. Situated in a sought after area for Badgerbrook Primary school. This home must be viewed internally to truly appreciate. Entering the home you will find the stairs rise to the first floor and a door leads you into the lounge which enjoys a front facing view and has a door into the dining kitchen. This space has ample room for a formal dining table and chairs meaning you can enjoy social meals and get togethers alike. The kitchen itself is fitted with a range of wall and base units with a contrasting work surface and floor tiling. There is a stainless steel sink drainer unit under the window looking out over the garden, gas cooker with extractor fan over, spaces for a fridge freezer and washing machine as well as an essential under stairs cupboard for storage. Travelling up to the first floor there is further storage to be found in the landing cupboard. There are three bedrooms. The white bathroom suite has a low level w/c, wash hand basin, bath with shower over and neutral tiling. Externally this home has front and rear gardens. Ample off road parking for several vehicles, The back garden is a private space with lawn and also offers a patio area ideal for outside dining. EER Grade D

