



24 Abbott Way, Whetstone, LE8 6RA

Offers Over £299,950

A beautifully presented and highly spacious three bedroomed semi detached home in the highly regarded South Leicestershire village of Whetstone. The accommodation, which has been maintained to an excellent standard by the current vendors, briefly comprises: Entrance hallway, Dining kitchen, Living room, W/c. First Floor: Three good sized bedrooms, one with an En suite, and a Family bathroom. Outside: Enclosed rear garden, Driveway parking and a Carport.

Entrance Hallway



With doors off to all ground floor accommodation, stairs to the first floor, radiator.

Dining Kitchen



With a window to the front aspect and double opening French doors to outside, the modern kitchen is fitted with a range of eye level and base level storage units with worksurfaces over and matching upstands. There is a fitted electric oven, a gas hob with an extractor hood over, together with a range of integral white goods. Radiator.

Additional Image

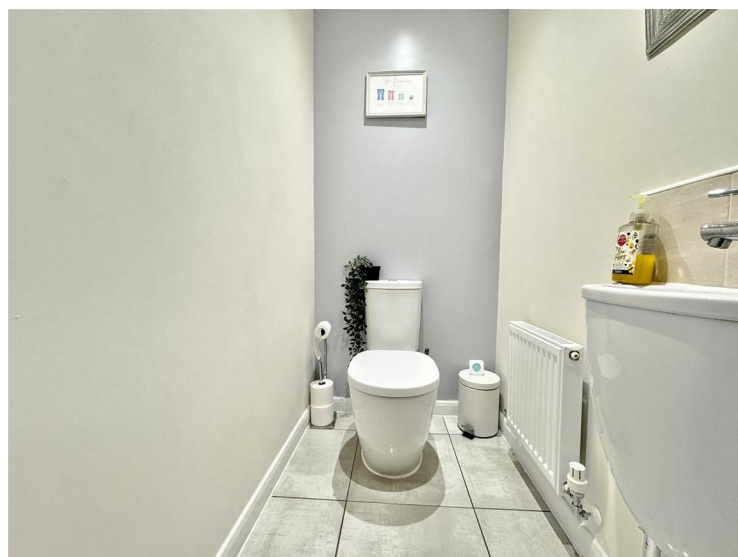


Living Room



With a window to the front aspect and double opening French doors to outside. Radiator.

Ground Floor Wc



Fitted with a low level w/c and wash basin. Radiator.

First Floor Landing



With a window to the front aspect, doors off to all first floor accommodation and access to the loft space. Radiator.

Bedroom One



With a window to the front aspect, door to the ensuite, radiator.

En Suite



With a window to the rear aspect, fitted with a low level w/c, wash basin and a walk-in shower enclosure. Radiator.

Bedroom Two

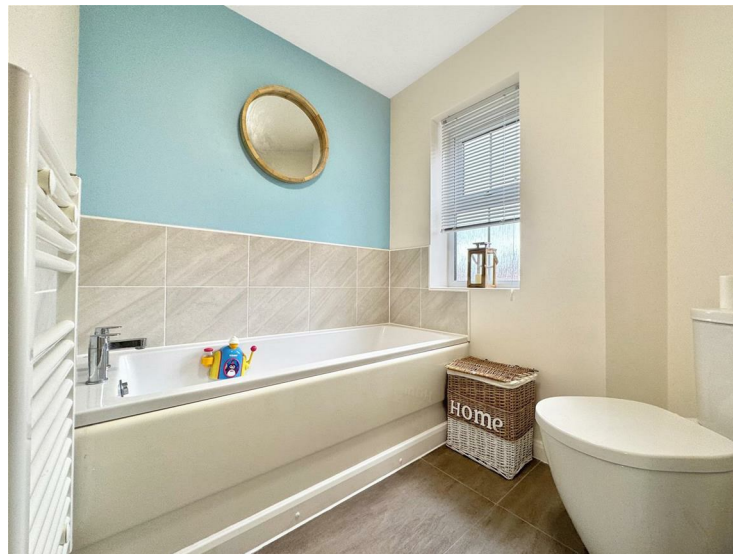
With a window to the rear aspect, radiator.

Bedroom Three



With a window to the front aspect, radiator.

Family Bathroom



With a window to the rear aspect, fitted with a low level w/c, wash basin and a bath. Radiator.

Outside



The enclosed and low maintenance rear garden is laid largely to artificial turf, with a paved patio area and area of timber decking. There is also a timber bar area which is ideal for entertaining. To the front of the property is driveway parking and access to the carport.

Additional Image



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.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY
LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

10 GOOD reasons to choose Carlton Estates:

- * THE local agent
 - * FREE market appraisal
 - * REALISTIC valuations based on local market knowledge
 - * EXTENSIVE advertising for maximum exposure
 - * COMPETITIVE fees
 - * REGULAR client feedback
 - * MORTGAGE advice available
 - * NO sale no fee
 - * ACCOMPANIED viewing's where necessary
 - * INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own www.carltonestates.co.uk
- CALL US NOW ON 0116 284 9636

Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage

and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

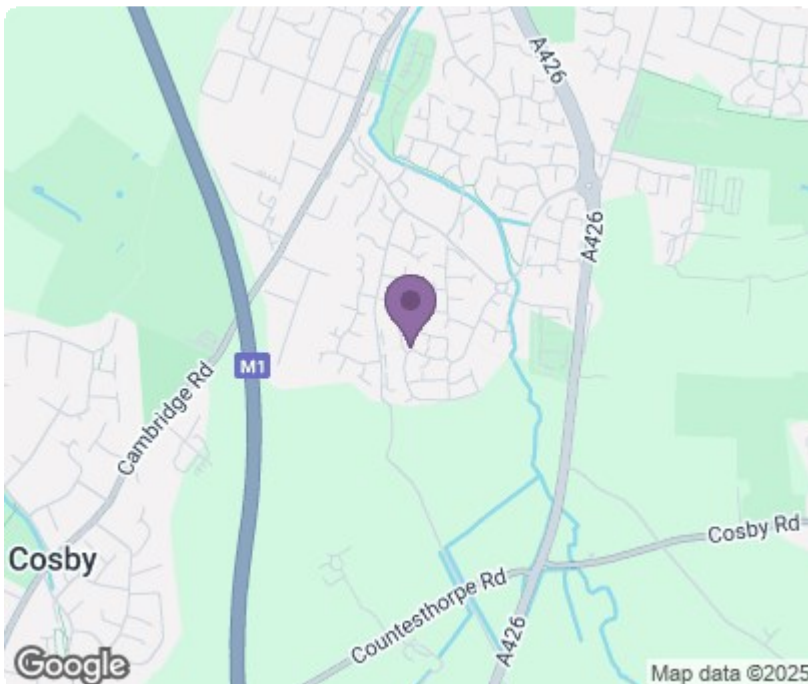
Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm





1st Floor



| Energy Efficiency Rating | | Current | Potential | |
|---|--|-------------------------|-----------|--|
| Very energy efficient - lower running costs | | | | |
| (92 plus) A | | 83 | | |
| (81-91) B | | | | |
| (69-80) C | | | | |
| (55-68) D | | | | |
| (39-54) E | | | | |
| (21-38) F | | | | |
| (1-20) G | | | | |
| Not energy efficient - higher running costs | | | | |
| England & Wales | | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |