

Room Sizes

Lounge
13'0" x 11'8"

Downstairs WC

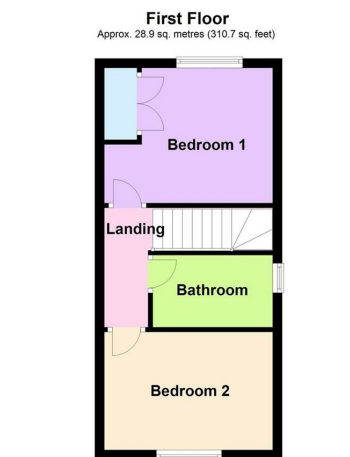
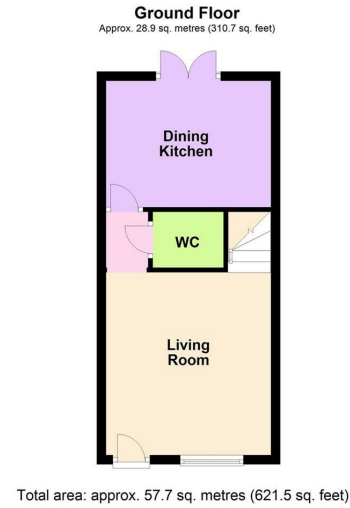
Dining Kitchen
9'0" x 11'8"

First Floor Landing

Bedroom One
9'6" x 9'0"

Bedroom Two
11'8" x 8'2"

Bathroom



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, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk
FREE PROPERTY VALUATION Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.
Call us on 0116 2772277 for free advice.
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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Hunter Road, Whetstone, Leicester LE8 6AE
Offers In The Region Of

The Story Begins

- Beautiful Semi Detached Home Offered For Sale With No Upward Chain
- Perfect First Time Home Or Investment Property
- Lounge & Downstairs WC
- Modern Dining Kitchen
- Two Double Bedrooms & Bathroom
- Pretty Enclosed Rear Garden
- Off Road Parking
- Sought After Location
- Viewing Highly Recommended
- EPC Rating - B, Council Tax Band - B & Freehold

Location Is Everything

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 houses. 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.



Inside Story

This beautiful home is offered for sale in the sought after village of Whetstone nestled into the popular Trinity Brook development. Built by Linden Homes in 2015 this fabulous property is immaculately presented in show home condition throughout, nest believe a viewing in person is essential to truly appreciate. Entering into the lounge you will be greeted with a cosy & relaxing room with neutral decor & a staircase that rises to the first floor. A doorway leads into the inner lobby where you will find the downstairs cloakroom - essential for any modern home there is a white pedestal wash hand basin & a low level wc. The dining kitchen stretches across the back of the home & is a wonderful space where you can, cook, eat & entertain with absolute ease & in the warmer months you can open up the French doors onto the patio area. The kitchen itself has a range of modern cream gloss wall & base units, walnut effect work surface & a stainless steel sink drainer. Integrated appliances and a built in fridge & freezer, electric oven with gas hob & extractor fan over. There is also plumbing for a washing machine as well as space for an upright fridge freezer. Travelling up to the first floor landing you will be delighted with the two well proportioned double bedrooms, the master of which boasts a double fitted wardrobe. Over in the bathroom is a stylish white suite comprising of a pedestal wash hand basin, inset low level wc, bath with shower over & contemporary tiling. Externally this lovely home benefits from a driveway to the rear providing off road parking for several vehicles and a maintained, enclosed rear garden that has a fenced perimeter, lawn with patio area, space for a garden shed & gated access. Please note this property is subject to a site management payment of approx. £300 per annum.

