

## Room Sizes

### Entrance Hall

### Kitchen Diner

11'99" x 11'34"

### Living Room

17'62" x 10'03"

### First Floor Landing

### Bedroom One

13'44" x 11'82"

### Bedroom Two

12'11" x 11'65" max

### Bedroom Three

9'13" x 8'6"

### Shower Room

6'74" x 5'57" max

### Separate WC

4'88" x 2'52"



**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

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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.

College Road, Whetstone, Leicester LE8 6JE

£199,950

# The Story Begins

- Much Loved Mid Townhouse
- Offered For Sale With No Upward Chain
- Fitted Kitchen Diner
- Bright Living Room With Dual Windows
- Three Well Proportioned Bedrooms
- Shower Room & Separate WC
- Enclosed Rear Garden With Outbuildings
- Perfect First Time Home Or Investment Property
- Viewing Highly Recommended
- EPC Rating - C, Council Tax Band - A & Freehold

# Location Is Everything

In Whetstone you'll enjoy a lively local community with plenty going on, there's Blaby & Whetstones Boys Club, a golf course, two good primary schools, St Peters and Badgerbrook. Three churches, a few public houses and a good selection of local shops including a post office, a supermarket, a pharmacy and a dentist. 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

A fabulous opportunity to purchase this much loved mid townhouse, making a perfect first time home or investment property. Offered for sale with no upward chain, this home is ready for a new owner to truly make their own. Through the entrance porch you are greeted into an entrance hall which has stairs leading to the first floor landing and doors to the downstairs living. The living room is bright with dual aspect windows. The kitchen diner has ample space for a table and chairs and a useful storage cupboard. You will find fitted wall and base units, gas cooker point, space for a washing machine, fridge, freezer and the window is located above the sink giving a lovely view over the garden. A door gives access to the outbuildings and outside space. To the first floor landing there are three well proportioned bedrooms, two of which are good size double rooms. The separate wc is located next to the shower room which comprises of a wash hand basin and walk in shower. Externally this home has a front garden full of mature trees and bushes, which could easily be adapted into a driveway subject to the correct planning permission. The fabulous rear garden is enclosed with two useful outbuildings, a patio area for outside dining during the warmer months, greenhouse and flower boards. To appreciate the full potential this home has to offer a viewing is a must.

