

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Entrance Vestibule

Living Room

12'7" x 12'4"

Dining Kitchen

15'1" x 9'9"

First Floor Landing

Bedroom One

11'1" x 9'4"

Bedroom Two

11'4" x 8'8"

Bedroom Three

8'3" x 5'9"

Family Bathroom



Pawley Close, Whetstone, Leicester LE8 6YJ

£255,000

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.

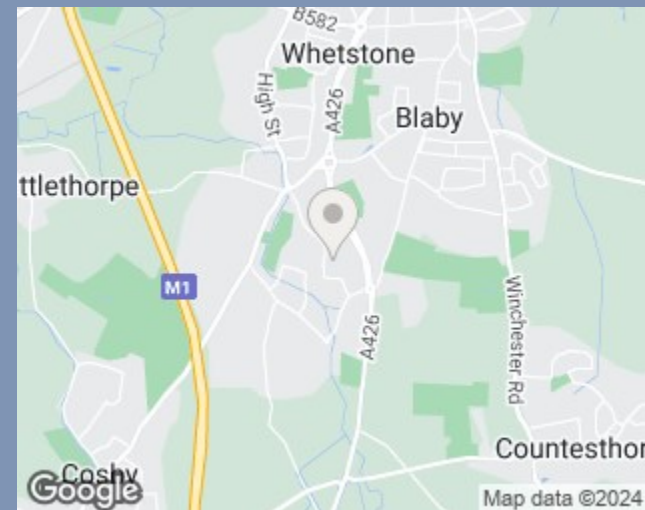
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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.

The Story Begins

- Well Presented Semi Detached Family Home
- Inviting & Welcoming Living Room
- Modern Dining Kitchen
- Three Well Proportioned Bedrooms & Family Bathroom
- Pretty Enclosed Rear Garden
- Front & Side Driveway
- Sought After Location & Cul De Sac Position
- Viewing Highly Recommended
- EPC Rating - D
- 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 wonderful semi detached family home is situated within a sought after Cul-De-Sac. Located in the delightful village of Whetstone the property has been beautifully maintained throughout and demands an internal viewing to see the full potential this home has to offer. Approaching the home you will be greeted with decorative gravel driveway and a side driveway leading to the wooden rear gate. Entering into the handy hallway there is stairs rising to the first floor and a door into the living room. With tasteful decor and a generous window to the front the living room is both bright and inviting offering plenty of space for relaxing as a family. A door moves you into the modern dining kitchen with ample space for a table and chairs allowing for formal family meals as well as a set of French doors that connect you to the patio area for those warmer months of the year. You will find a combination of stylish shaker style units with a contrasting work surface in the kitchen. It has a stainless steel sink drainer and an integrated dishwasher, fridge freezer, oven, hob and extractor fan & plumbing for a washing machine. Travelling up to the first floor there are three comfortable and carpeted bedrooms, two of which are double rooms and one single bedroom. Over in the family bathroom is a white suite comprising of pedestal wash hand basin, low level WC and bath with shower over, heated towel rail and neutral tiling. Externally to the rear the garden is enclosed and mainly laid to lawn. There is a patio area perfect for outside dining, raised flower beds, garden shed and side gate. Due to the positioning of the home to the rear the garden benefits from a real sense of privacy.

