

Room Sizes

Porch

Hallway

Living Room

17'92" x 13'18" max

Kitchen

9'15" x 8'84"

Breakfast Area

8'97" x 8'3"

First Floor Landing

Bedroom One

13'27" x 10'4"

Bedroom Two

12'13" x 9'

Bedroom Three

10'36" x 7'26"

Shower Room

12'99" x 5'39" max

Garden Room

12'78" x 10'96"



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?

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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 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.

Trinity Road, Whetstone LE8 6JW

£259,950

The Story Begins

- Beautiful Semi Detached Family Home
- Recently Renovated With Tasteful Decor Throughout
- Potential For Extension Subject To Local Planning
- Modern Breakfast Kitchen
- Living Room With Dual Light Source & Feature Fireplace
- Three Well Proportioned Bedrooms & Shower Room
- Landscaped Front Garden & Driveway
- Garden Room With Electric & Opportunity For Plumbing & Water Supply
- Pretty & Enclosed Rear Garden
- EPC Rating - C, Council Tax Band - A & Freehold

Location Is Everything

In Whetstone you will enjoy a lively local community with plenty going on, there is Blaby & Whetstones Boys Club, a golf course, two very well regarded primary schools, St Peters and Badgerbrook and two feeder high Schools in surrounding villages. There are churches, public houses and a good selection of local shops including a post office, supermarket, 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

Beautiful semi detached family home situated in the popular village of Whetstone, this home has been renovated throughout by the current owner and would be a property proud to own. With potential for extension if desired and subject to local planning next say an internal viewing is essential. On approach to the property you will be greeted with a landscaped front garden and graveled driveway providing off road parking for several vehicles. A wooden gate leads to the rear. Entering into the wonderful porch and into the hallway there is a tiled floor, a handy cupboard for storage and a staircase leading to the first floor. The living room is a bright space with thanks to the dual aspect light sources, a feature electric fire and sliding doors that connect you to the garden. With a range of grey gloss wall and base units the kitchen has a contrasting worksurface, sink drainer, integrated oven, electric hob with extractor hood over, space for appliances and storage space under the stairs. The breakfast area is a wonderful space for entertaining. Travelling up to the first floor you will find three bedrooms, two of which are great double rooms and one good single - all of which have built in cupboards. The shower room has been refitted with a white suite comprising of a pedestal wash hand basin, low level WC, walk in shower, heated towel rail and neutral tiling. Prepare to be wowed by the rear garden with laid lawn, patio area for outside dining, natural pond raised flower beds, pagoda and a vegetable patch. A great addition to this home is the garden room, with electric and opportunity to connect a water supply and plumbing this space is a blank canvas for you to adapt to suit your individual needs.

