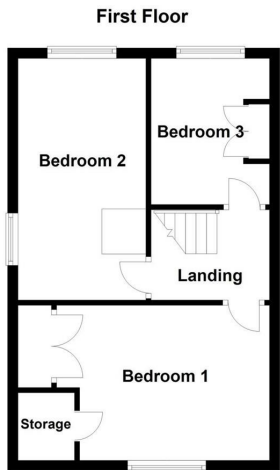
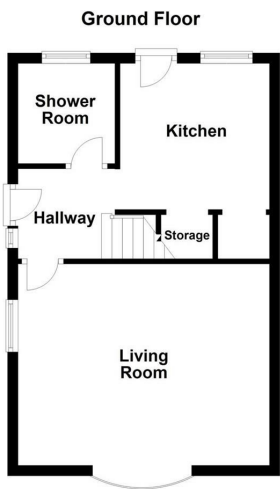


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Hallway**
6'0" x 5'8"
- Living Room**
15'8" x 12'7"
- Refitted Breakfast Kitchen**
9'8" x 9'8"
- Shower Room**
6'2" x 5'4"
- First Floor Landing**
7'6" x 5'6"
- Bedroom One**
13'6" x 9'1"
- Bedroom Two**
14'7" x 7'8"
- Bedroom Three**
8'5" x 7'8"



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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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.

Buxton Close, Whetstone, Leicester LE8 6NT
Offers Over £240,000

The Story Begins

- Well Presented Family Home
- Cul-De-Sac Location
- Stylish Refitted Kitchen
- Living Room
- Shower Room
- Three Bedrooms
- Front & Rear Garden
- Driveway To The Side
- Energy Rating D
- Council Tax Band B & Freehold

Location Is Everything

In Whetstone, you will enjoy a lively local community with plenty going on; there is Blaby & Whetstone Boys Club, a golf course, two reputable primary schools, St Peters and Badgerbrook. There are several churches, 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

Nestled into a delightful Cul-De-Sac stands this much loved and cared for semi detached home. Occupying a generous end plot there is ample scope for extension - subject to the relevant planning consents. Having been improved throughout this great property is ready to move into and truly make your own. On approach to the home you will be greeted with a well maintained front garden area and off road parking for several vehicles. Entering through the composite door and into the hallway you will immediately notice how light and fresh this home feels. The living room is located to the front aspect and has a bow window allowing plenty of natural light to flood the room and the feature electric fire helps to create a cosy focal point. With a courtesy door leading out into the garden the kitchen has been refitted with stylish shaker units wall and base units, work surface, sink drainer, built in oven, hob and extractor as well as an integrated fridge freezer. There is plumbing for a washing machine. Handy for storage there are two built in cupboards and the kitchen offers room for a breakfast table and chairs. The shower room is clean and neutral with tiling and and a light blue Altro floor. There is a wall hung wash hand basin, low level WC and wall mounted shower. Travelling up to the first floor landing you will find three bedrooms. Two of which are great doubles and one good single. The main bedroom benefits from two built in storage cupboards where in this design of home it is now common place to fit an en suite WC should you wish. Externally to the rear of the home is a pretty garden that is mature and well stocked with trees, shrubs and plants. It has a fenced perimeter, lawn space, paved patio for outside dining as well as a garden shed. South facing and offering a sense of privacy the garden is a real plus point to an already lovely home.

