

## Room Sizes

**Entrance Hallway**

4'1x4'1

**Living Room**

16'9" x 12'4" max

**Dining Kitchen**

12'5x9'3

**First Floor Landing**

6'2 max x 6 max

**Bedroom One**

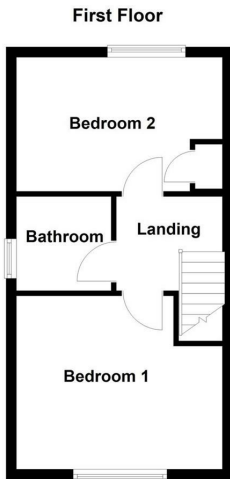
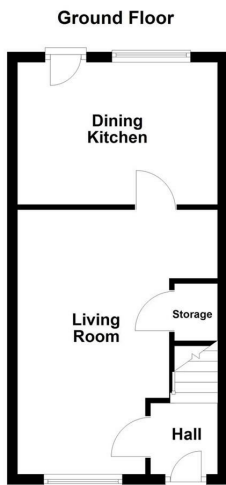
12'6x10'4

**Bedroom Two**

12'6x8'6

**Bathroom**

6'1x5'4



**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.

Sunnyside Close, Whetstone, Leicester LE8 6HN

Price Guide £200,000

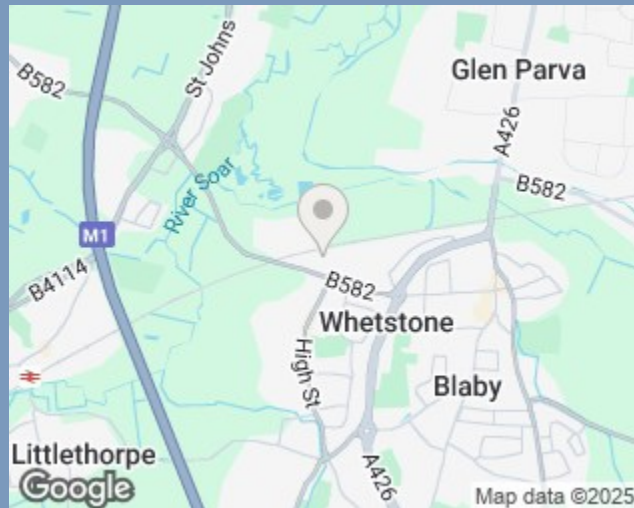


# The Story Begins

- Immaculately Presented Semi Detached
- No Upward Chain
- Driveway To The Front
- Entrance Hall & Living Room
- Modern Fitted Kitchen
- First Floor Landing & Bathroom
- Two Double Bedrooms
- Enclosed Rear Garden
- Energy Rating C, Council Tax Band B & Freehold
- PRICE GUIDE £200,000-£210,000

# 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

Welcome to this semi-detached home located on Sunnyside Close in the desirable area of Whetstone. This immaculately presented property is offered for sale without an upward chain and is an ideal choice for first-time buyers or those seeking a sound investment opportunity.

As you enter the home, you are greeted by a welcoming hall that leads into a spacious living room, perfect for relaxation and entertaining. The modern dining kitchen is a standout feature, fitted with gloss wall and base units, sink drainer, wood effect work surface and equipped with a built-in oven, hob, and extractor fan. With space to dine and a courtesy door connecting you to the garden it really is a delightful space for culinary enthusiasts ad entertaining.

Traveling up to the first floor the property boasts two generously sized double bedrooms, providing ample space for rest and personalisation. The bathroom is fitted with a stylish white suite, ensuring a fresh and contemporary feel.

Outside, the home benefits from a driveway at the front, offering convenient off-road parking. The enclosed and well-maintained rear garden is a lovely retreat with a patio area, lawn and a timber garden shed for storage.

Additionally, there is a modest area maintenance charge of £22.70 per calendar month, which contributes to the upkeep of the surrounding area, ensuring a pleasant environment for all residents.

This property presents a wonderful opportunity to own a lovely home in a sought-after location. Do not miss the chance to make this delightful house your own.

PRICE GUIDE £200,000-£210,000

