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Room Sizes

Entrance Hallway

Downstairs WC

Living Area

12'2 x 12'1

Dining Area

8'8 x 7'10

Kitchen

8'7 x 7'4

Landing

Bedroom One

11'9 x 9'1

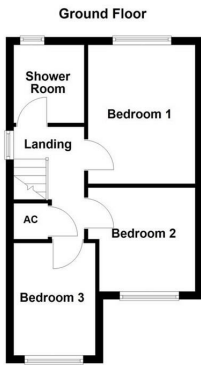
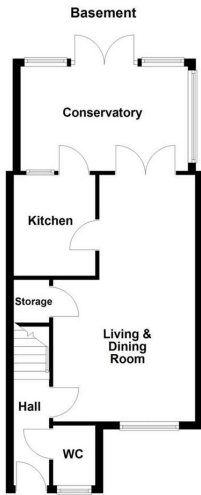
Bedroom Two

9'1 x 8'10

Bedroom Three

9'6 x 6'11

Shower Room



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.

Grebe Way, Whetstone, Leicester LE8 6YZ

Offers In Excess Of £265,000

The Story Begins

- Well Presented Semi Detached Family Home
- Sought After Location
- View Of Green Area To The Rear
- Entrance Hallway & Downstairs WC
- Living Room With Dining Area
- Kitchen & Conservatory
- First Floor Landing & Shower Room
- Three Bedrooms
- Driveway, Carport & Garden
- Energy 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 house. 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 well-presented semi-detached house is ideally situated, backing onto a green area, providing a lovely location, conveniently close to local amenities.

Upon entering, you are greeted by a welcoming entrance hall featuring a wood effect floor, which leads to a staircase and a convenient downstairs WC. The living room is a delightful space, seamlessly flowing into the dining area, making it perfect for both relaxation and entertaining. The kitchen is well-equipped with modern white wall and base units, complemented by a contrasting work surface. It includes an integrated oven, hob, and extractor fan, along with ample space for additional appliances.

A lovely conservatory, accessed from the dining area invites you to enjoy the views of the garden, creating an ideal spot for morning coffee or evening gatherings.

On the first floor, you will find a modern shower room, featuring a pedestal wash hand basin, low-level WC, and a walk-in shower, ensuring convenience for the household. The property boasts three bedrooms, comprising two spacious doubles and a good-sized single room, providing ample space for family or guests.

Externally, the property features a well-maintained frontage with a driveway for off-road parking and a carport. The rear garden is a delightful outdoor space, complete with a lawn, patio area, and a garden shed, perfect for enjoying the sunshine or hosting summer barbecues.

