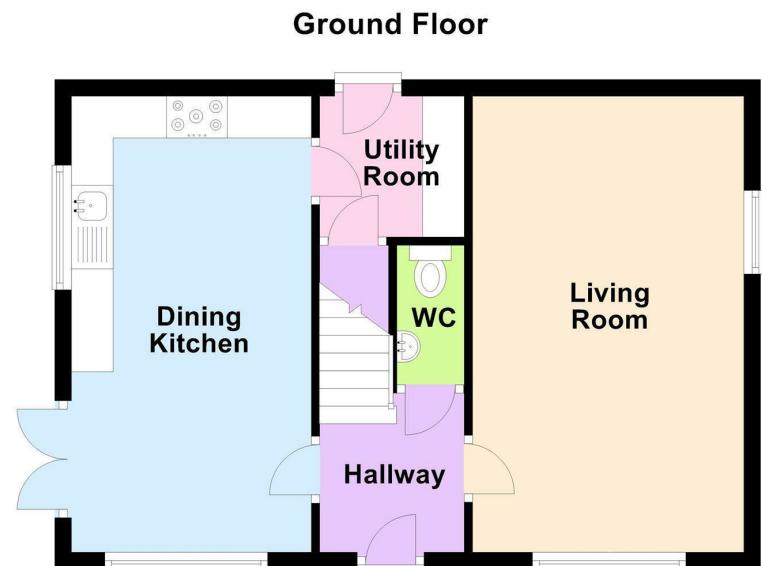


FLOOR PLAN

DIMENSIONS



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, LE8 4DW

Telephone: 0116 2771777 • Email: lettings@duckletts.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.

Measurements are for guidance only and potential buyers are advised to recheck measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

26 Abbott Way, Whetstone, Leicester, LE8 6RA

£1,375

OVERVIEW

- Stunning Detached Family Home
- Immaculately Presented Throughout
- Fabulous Corner Plot
- Detached Garage & Driveway
- Entrance Hallway & Downstairs WC
- Separate Living Room
- Wonderful Dining Kitchen & Utility Room
- Three bedrooms, Bathroom & En-Suite
- Pretty & Enclosed Rear Garden
- Energy Rating B, Council Tax Band D, Freehold

LOCATION LOCATION....

Situated in a sought after location of Whetstone with a highly recommended school just a few minutes walk away. 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 the Ofsted outstanding 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.



THE INSIDE STORY

Immaculate detached family home occupying a delightful corner position within the highly sought after area of Whetstone. Within a few minutes walk to the local outstanding Primary School this fabulous home was constructed by David Wilson five years ago. Benefiting from many upgrades at the time of build with the current owners having greatly improved the property since. On approach to the home you will be greeted with a detached single garage with up and over door and a driveway for parking. Entering into the hallway there is stylish flooring that runs through the majority of the downstairs accommodation, a staircase leads to the first floor and there is access into the essential downstairs WC. The living room has a lovely bright and inviting feel with thanks to the dual aspect light sources and its tasteful decor. The dining kitchen is a great social space, with room to cook, eat and entertain it really is the hub of the home. Fitted with a range of grey gloss wall and basin units, marble effect work surface and sink drainer the kitchen has a built in oven, hob and extractor fan as well as a built in dishwasher and French doors overlooking the garden. Over in the utility room there is matching units and worksurface to the kitchen, plumbing for washing machine, space for dryer and a handy cupboard for storage. Travelling up to the first floor landing you will certainly not be disappointed with the bedrooms, there are three doubles to choose from and the main bedroom boasts stylish fitted wardrobes and en-suite shower room. The family bathroom has a white suite comprising of pedestal wash hand basin, low level WC, bath with overhead shower and a heated towel rail surrounded by metro tiling. The pretty garden is enclosed and with thanks to the positioning of neighbouring homes offers a level of privacy that is not often found with this age of property. Landscaped with a patio area perfect for outside dining and a lawn area surrounded by decorative gravel.

