

## Room Sizes

### Entrance Hallway

### Dining Room

11 x 14

### Kitchen

17'04 x 7'10

### Family Room

16'02 x 11'10

### Bedroom One

12'07 x 9'02

### Bedroom Two

9'11 x 8'07

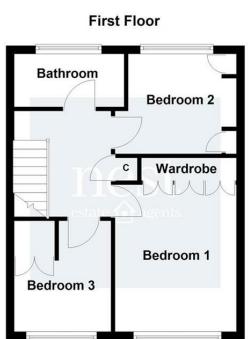
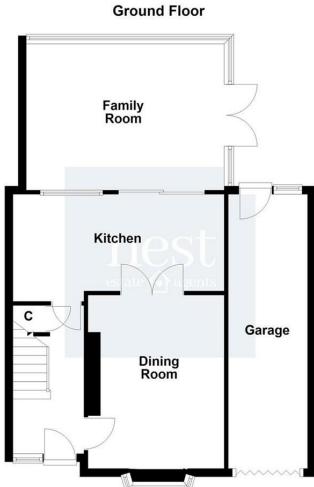
### Bedroom Three

7'10 x 9

### Bathroom

5'05 x 6'11

### Garage



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.



Greenfields, Whetstone, Leicester LE8 6NY

£325,000

# The Story Begins

- Beautiful Semi-Detached Home
- Hallway & Dining Room
- Breakfast Kitchen
- Family Room To The Rear
- Three Bedrooms & Family Bathroom
- Timber Bar / Games Room / Office
- Driveway & Tandom Garage With Electric Door
- Pretty, Private And Enclosed Rear Garden
- Freehold
- Council Tax Band C - Awaiting EPC Rating

# 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

This delightful three-bedroom semi-detached house is a property that truly deserves your attention. Upon entering, you are welcomed by a spacious entrance hallway that sets the tone for the rest of the home. To the right, you will find a bright and inviting dining room, complete with French doors that lead into a practical breakfast kitchen, perfect for family meals and entertaining.

The heart of this home is undoubtedly the extended family room, which boasts stunning views of the picturesque garden. This space is ideal for relaxation and family gatherings, providing a warm and welcoming atmosphere.

Venturing upstairs, you will discover a generously sized master bedroom featuring fitted wardrobes, offering both convenience and style. The second and third bedrooms also come equipped with fitted storage, ensuring ample space for all your belongings. The modern family bathroom is well-appointed, catering to the needs of the household.

The outdoor space is equally impressive, with a scenic, well established garden along with lighting and electric sockets throughout. There is also a sheltered seating area, complete with heaters for those chilly evenings. This garden is perfect for entertaining guests including a brick built BBQ and the timber bar/games room offers versatile options, whether you envision it as a games room, office, bar, or additional entertaining space.

For added convenience, the property includes a tandem garage for storage and generous off-road parking at the front, making it an ideal choice for families or those who enjoy hosting. This semi-detached home in Whetstone is a wonderful opportunity for anyone looking to settle in a friendly community, combining comfort, style, and practicality. Don't miss out on the chance to make this lovely property your new home.

