

FLOOR PLAN

DIMENSIONS

Entrance Porch
7'03 x 3'09 (2.21m x 1.14m)

Entrance Hall
14'03 x 6'00 (4.34m x 1.83m)

Living Room
13'09 x 11'05 (4.19m x 3.48m)

Dining Room
10'00 x 9'05 (3.05m x 2.87m)

Kitchen
9'11 x 7'10 (3.02m x 2.39m)

Conservatory
9;05 x 9'03 (2.74m;1.52m x 2.82m)

Bedroom One
11'10 x 9'08 (3.61m x 2.95m)

Bedroom Two
12'05 x 9'07 (3.78m x 2.92m)

Bedroom Three
8'07 x 7'11 (2.62m x 2.41m)

Family Bathroom
7'09 x 5'04 (2.36m x 1.63m)

Garage
23'08 x 7'08 (7.21m x 2.34m)



Total area: approx. 116.9 sq. metres (1258.0 sq. feet)



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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.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 2811 300 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.
Measurements are for guidance only and potential buyers are advised to recheck measurements.
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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

15 Greenfields, Whetstone, Leicestershire, LE8 6NY

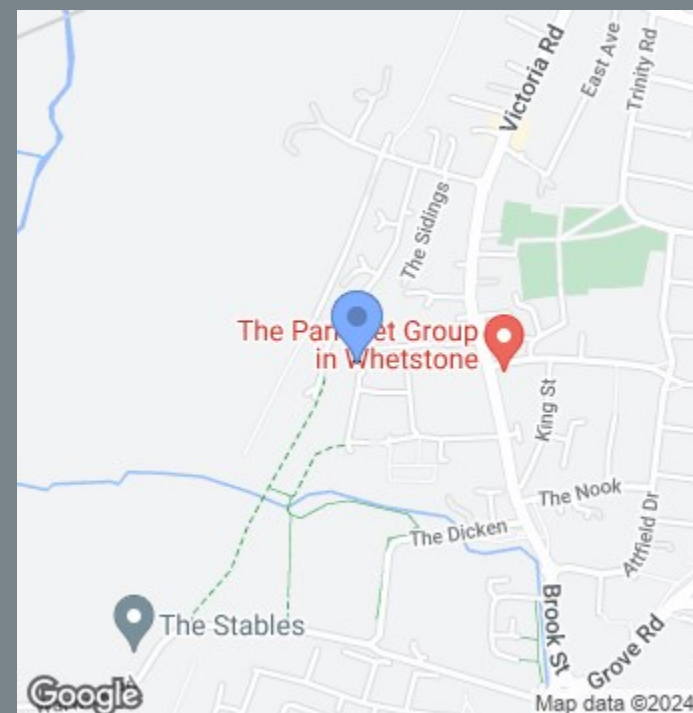
Offers In Excess Of £265,000

OVERVIEW

- Beautifully Presented Throughout
- New Modern Bathroom & Boiler
- Three Bedrooms
- Garage & Driveway
- Cul-de-sac Location
- Many Local Amenities Close By
- Popular Schools Close
- EPC Rating - C
- Council Tax Band - C
- Freehold Property

LOCATION LOCATION....

Whetstone is a village located in Leicestershire, England. Situated about 6 miles south of Leicester city centre, it retains a semi-rural character while being within commuting distance of the city. The village features a mix of residential areas, small businesses, and local amenities, including shops, pubs, and schools. Its proximity to Leicester offers residents access to urban amenities while still enjoying the quieter pace of village life. Whetstone is known for its community spirit and active local organizations.



THE INSIDE STORY

Nestegg Properties are proud to offer for sale this beautiful three-bedroom semi-detached family home in the sought after village of Whetstone, situated in a quiet cul-de-sac location. Offering fabulous living accommodation over over two floors and must be viewed to appreciate all this home has to offer.

As you enter, you are welcomed by a spacious porch leading into the entrance hall with doors to all of your downstairs living and stairs rising to the first floor. There is a very useful under stairs cupboard offering plenty of storage space. The living room is the front, a wonderful light and airy room yet with a cosy feel, a perfect space to relax in at the end of a long day. Through into the dining room, great for family meals and entertaining friends. The stylish kitchen is fitted with an array of wall and base units being well-equipped, with an integrated fridge, freezer, gas hob with extractor over and plumbing for a washing machine. The addition of a conservatory provides extra living space and brings in natural daylight with views over the garden.

To the first floor are three bedrooms, two doubles and a good size single with the main bedroom featuring fitted wardrobes for ample storage. A brand new modern family bathroom adds a touch of luxury, a stylish suite having a bath with shower over, wash hand basin and a low level wc. Outside, a lovely private garden provides a peaceful retreat, perfect for relaxation and entertaining, with the added benefit of not being overlooked. Additionally, the property includes a garage, adding convenience for parking and storage needs. Overall, this home offers a desirable combination of comfort, functionality, and privacy in the charming village of Whetstone.

