22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

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FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge 16' x 9' (4.88m x 2.74m)

Dining Kitchen 8'11 x 12'09 (2.72m x 3.89m)

Conservatory 10'08 x 10'01 (3.25m x 3.07m)

Landing

Bedroom One 8'02 x 12'09 (2.49m x 3.89m)

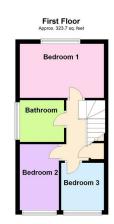
Bedroom Two 10'01 x 5'09 (3.07m x 1.75m)

Bedroom Three 7'02 x 6'08 (2.18m x 2.03m)

Bathroom 6'08 x 6'05 (2.03m x 1.96m)



Total area: approx. 772.4 sq. feet





IXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
IEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ

VIA WING VIA our office at 22a cross street, Enterby, LE19 4430 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.nestegg-properties.co.uk/ FREE PROPERTY VALUATION8 Looking to sell? Need a valuation?

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.

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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 is 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 rel 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.

16 Cannam Close, Whetstone, LE8 6ZP Price Guide £275,000

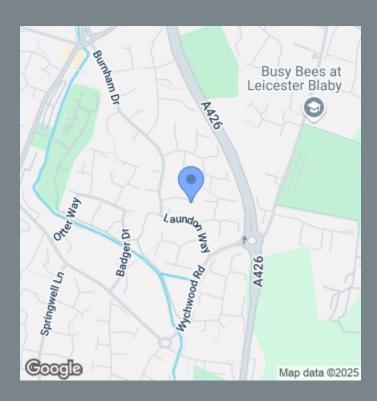
OVERVIEW

- · Lovely Family Home
- · No Onward Chain
- Fabulous Location
- · Lounge & Dining Kitchen
- Conservatory
- Three Bedrooms
- · Family Bathroom
- · Driveway & Enclosed Garden
- EER Rating C
- · Freehold, Tax Band B

LOCATION LOCATION....

Situated in a sought after location of Whetstone with a highly recommended Badgerbrook
Primary school and local bus connections to senior schools 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. 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

Nestled in a tranquil cul-de-sac, this delightful semi-detached home offers a perfect blend of comfort and convenience, making it an ideal haven for families and professionals alike. Step inside to discover a welcoming lounge, bathed in natural light through a charming window to the front, creating a cosy atmosphere for relaxation and entertaining. The heart of the home is the dining kitchen, where culinary creativity meets stylish design, making every meal a delightful experience. Adjacent to the kitchen, a bright and airy conservatory invites you to enjoy the beauty of nature from the comfort of your home, providing a serene spot to unwind. Upstairs, a well-designed landing leads to three bedrooms, each offering a peaceful retreat for rest and relaxation. The wellappointed family bathroom, complete with a three piece suite adds a touch of luxury to your daily routine. Outside, a driveway provides off road parking and the enclosed rear garden offers privacy and a safe haven for children and pets to play, making it the perfect outdoor escape. With no onward chain, this property is ready to become your dream home, offering a seamless and stress-free moving experience. Don't miss the opportunity to make this charming semi-detached house your own.







