

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Entrance Hall

Living Room

9'08 x 12'05

Kitchen

12'09 x 6'10

Bedroom One

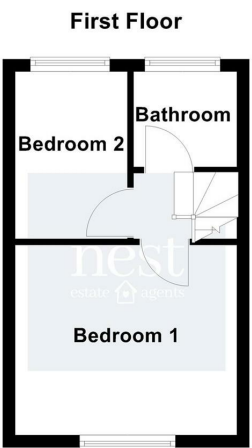
12'09 x 10'04

Bedroom Two

8'10 x 5'11

Bathroom

6'06 x 5'09



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

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

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.

King Street, Whetstone, Leicester LE8 6LS

£230,000

The Story Begins

- End Terrace Home
- Entrance Hall
- Living Room
- Fitted Kitchen
- Two Bedrooms
- Family Bathroom
- Enclosed Garden
- Car Access Through The Rear
- Freehold
- EPC - C Council Tax Band - B

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 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

Welcome to this home, ready for its next owners to move straight into and make their own.

Upon entering the property, you are welcomed into the entrance hall, with stairs rising to the first floor and access to the spacious living room. The living room offers a comfortable living space and benefits from useful under-stairs storage.

The fitted kitchen is equipped with a range of wall and base units complemented by contrasting wooden worktops. Integrated appliances include an oven with induction hob above, while plumbing is provided for a washing machine. The kitchen also offers space for a dining table.

To the first floor, the generous principal bedroom provides plenty of space for bedroom furniture, while the second bedroom is a well-proportioned single room, suitable as a child's bedroom, home office, or guest room. The family bathroom comprises a bath with overhead shower, WC, and wash hand basin, finished with tiled walls and attractive wooden flooring.

Externally, the rear garden is arranged over two levels, featuring a patio seating area and a lawned section, providing an excellent outdoor space to enjoy. The property also benefits from rear vehicular access, offering additional convenience.

