

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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www.nestestateagents.co.uk

nest  
ESTATE AGENTS

## Room Sizes

### Entrance Hall

### Living Room

13 x 14'1

### Dining Kitchen

9'10 x 12

### Utility Area

6'02 x 6'05

### Hairdressers

17'005 x 16'03

### Additional Hairdressers Area

10'04 x 7'09

### Treatment Room

8'03 x 6'04

### WC

### Storage Rooms

### Bedroom One

11'01 x 13'09

### Bedroom Two

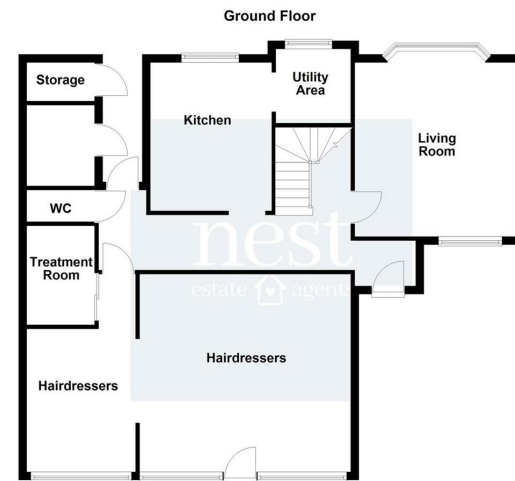
11'08 x 13

### Bedroom Three

10 x 12

### Bathroom

10'06 x 6



**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.

High Street, Whetstone, Leicester LE8 6LP

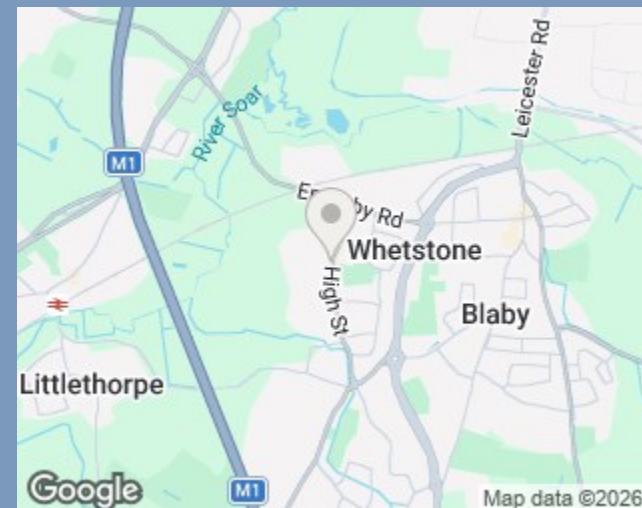
Price Guide £450,000

# The Story Begins

- Semi Detached Home With Integrated Salon
- Entrance Hallway
- Living Room
- Dining Kitchen & Utility Area
- Hairdressers & Treatment Room
- Downstairs WC & Storage Room
- Three Double Bedrooms
- Family Bathroom
- Enclosed Garden & Off Road Parking
- Freehold EPC - D Council Tax Band - D

# 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

This unique home offers a fantastic and exciting opportunity for a variety of buyers, combining flexible living space with exciting potential.

Upon entering, you are welcomed by a spacious hallway, providing ample room for coats and shoes. The living room is both comfortable and inviting, filled with natural light from the full-length window to the rear. The kitchen is well-equipped with a range of wall and base units, an integrated oven and grill, gas hob with extractor fan, integrated fridge freezer, and plumbing for a washing machine. There is also plenty of space for a dining table, making it ideal for both everyday living and entertaining. A useful utility room is accessed directly from the kitchen.

A standout feature of this property is the hairdresser's salon located to the front, along with a separate treatment room. This versatile space offers excellent potential to continue as a business or to be incorporated back into the main home, depending on your needs. ( Please note that council consent may be needed for any new business) The ground floor is further complemented by a convenient WC and additional storage space. Upstairs, the property boasts three double bedrooms, one of which is currently utilised as an additional living area. The family bathroom is generously sized and comprises a bath, wash hand basin, and WC. There is also a handy storage cupboard on the spacious landing.

Externally, wrapping around the home, the rear garden is laid to patio, providing a pleasant seating area, while the side garden is laid to lawn with pretty flowers beds and shrubs. Off-road parking is available to the front of the property.

Please note: 1 and 1A High Street are being sold as one entity but are currently on different deeds. For further information, please contact the team at nest Estate Agents.

