

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

## Room Sizes

### Hallway

### WC

2'10 x 5'02

### Living/Dining Room

23'10 max x 11'11 max

### Kitchen

7 x 9'11

### Utility

11'02 x 5'08

### Study / Family Room

7'11 x 13

### First Floor Landing

### Bedroom One

8'01 x 11'08

### Bedroom Two

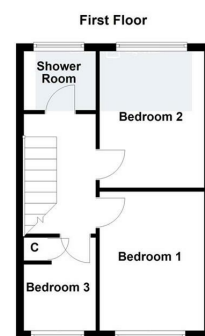
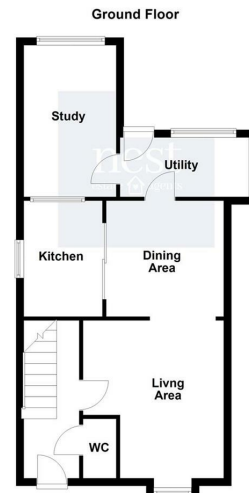
9'01 x 11'10

### Bedroom Three

6'07 max x 8'05 max

### Shower Room

5'05 x 6'04



Pintail Close, Whetstone, Leicester LE8 6XW

£275,000

**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.

# The Story Begins

- Detached Family Home
- Extended To The Rear
- Hallway & Downstairs WC
- Dining Area & Kitchen
- Utility & Family Room
- Three Bedrooms
- Refitted Shower Room
- Enclosed Rear Garden
- Off Road Parking
- Freehold EPC - C Council Tax Band - C

# 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

Welcome to this attractive three-bedroom detached home, ideally situated on Pintail Close in the sought-after area of Whetstone. The ground floor benefits from a rear extension, creating a generous living area that provides ample scope for you to truly make it your own. You have the flexibility to design the space to suit your needs, whether that's a larger kitchen with an open-plan dining area, or a multifunctional family space.

Upon entering, you are welcomed by a bright hallway with a convenient downstairs WC. The lounge flows seamlessly into the dining area, perfect for family meals or entertaining guests. There is a fitted kitchen that opens into the dining area. For added practicality, the property includes a useful utility room, perfect for laundry and everyday household tasks. A versatile additional room offers further flexibility, whether used as a home office, playroom, or additional sitting room. This room also opens directly onto the garden, enhancing the indoor-outdoor feel of the home.

Upstairs, there are three well-proportioned bedrooms, each offering comfortable space for rest and personalisation. The modern shower room is designed and refitted to serve the needs of the household efficiently.

Outside, the enclosed rear garden offers both patio and lawned areas — ideal for outdoor dining, gardening, or simply unwinding. The property also benefits from off-road parking, adding to its convenience.

This home combines practical living with the potential to personalise the ground floor to your lifestyle, making it a fantastic opportunity in a highly desirable location.

