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ESTATE AGENTS

## Room Sizes

**Hallway**

6'1 x 3'4

**Living Room**

15'9 x 10'4

**Dining Kitchen**

13'8 x 9'9

**Landing**

9'7 x 6'4

**Bedroom One**

13'8 x 8'4

**Bedroom Two**

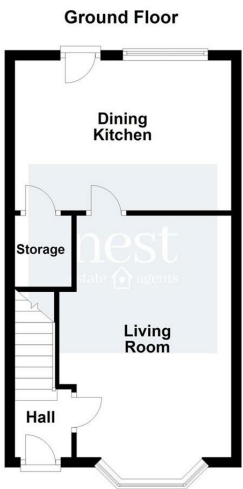
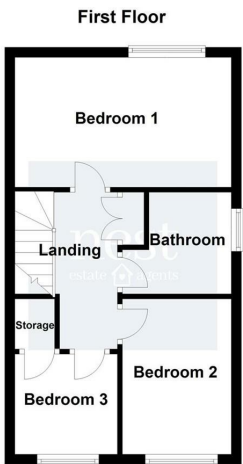
10'2 x 6'4

**Bedroom Three**

7'3 x 6'6

**Bathroom**

7'1 x 6'8



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)  
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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.

Cannam Close, Whetstone, Leicester LE8 6ZP

£260,000

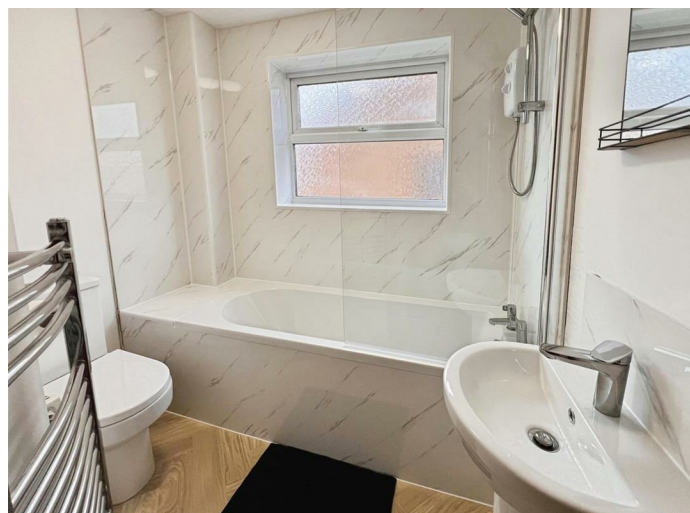
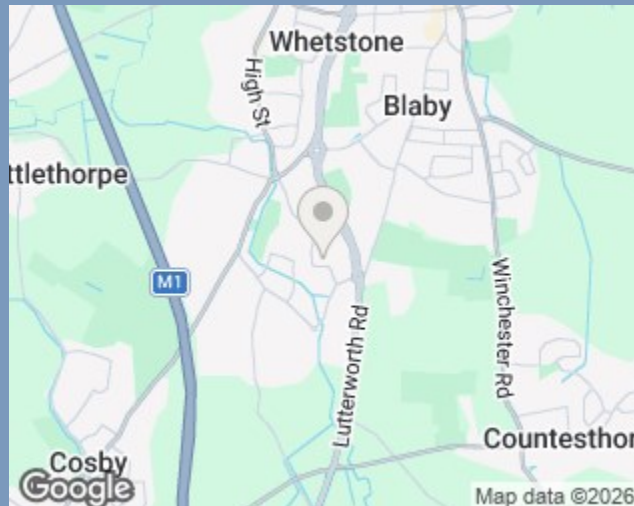


# The Story Begins

- Semi Detached Family Home
- Potential For Extension Subject To Planning
- Entrance Hallway & Living Room
- Fitted Dining Kitchen
- Refitted Bathroom
- Three Bedrooms
- Enclosed Rear Garden
- Off Road Parking
- Freehold
- Council Tax Band B & Energy Rating 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 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

This fabulous semi-detached home has come to the market for sale and is positioned in a quiet cul-de-sac location, within walking distance of Badgerbrook Primary School. Offering ample off-road parking and a delightful, enclosed rear garden, the property also presents excellent potential to extend, subject to the necessary planning permissions. It is a nest believe an internal viewing is essential to fully appreciate the scope and versatility this wonderful home has to offer.

Approached via a driveway to both the front and side, the property provides parking for several vehicles. Upon entering, you are welcomed into the hallway with a staircase rising to the first floor and access to the main living accommodation. The living room benefits from a bay window, and the current owners have created a stylish media wall with a feature fireplace, forming a fantastic focal point to the room.

The dining kitchen is fitted with gloss cream wall and base units, complemented by metro tiling, walnut-effect work surfaces, and a stainless-steel sink with drainer. There is an integrated oven, hob and extractor fan, space for additional appliances, a breakfast bar, a built-in storage cupboard, and ample room for entertaining and socialising with family and friends.

To the first floor, the landing offers further storage via a cupboard. There are three bedrooms in total, with the main bedroom spanning the full width of the property to the rear aspect. The bathroom features a modern suite, comprising a pedestal wash hand basin, low-level WC, bath with overhead shower, and a heated towel rail with electronic temperature control.

Externally, the enclosed rear garden offers a real sense of privacy thanks to the positioning of the surrounding properties. There is a patio area ideal for outdoor dining, a lawned garden, a garden shed with double electric power point, and the added benefit of side access.

