

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



Room Sizes

Entrance Vestibule

Living Room

15'9 x 10'3

Dining Kitchen

13'6 x 9'3

First Floor Landing

Bedroom One

13'5 x 9'3

Bedroom Two

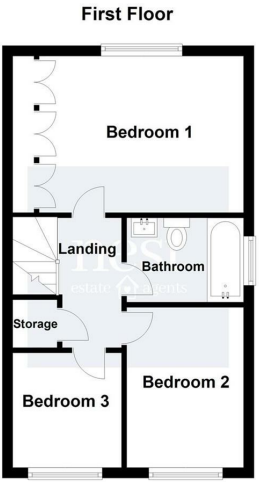
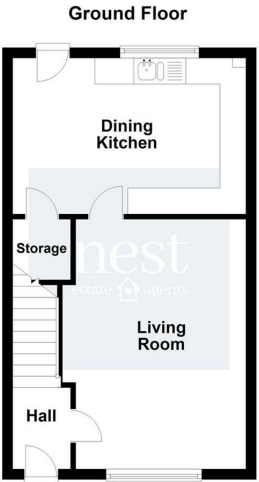
10'1 x 6'3

Bedroom Three

7'3 x 7

Bathroom

6'9 x 5'6



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.

Harrison Close, Whetstone, Leicester LE8 6WD

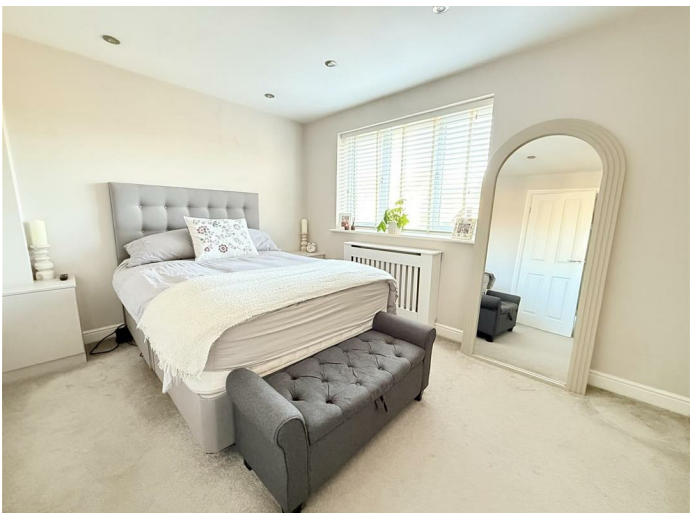
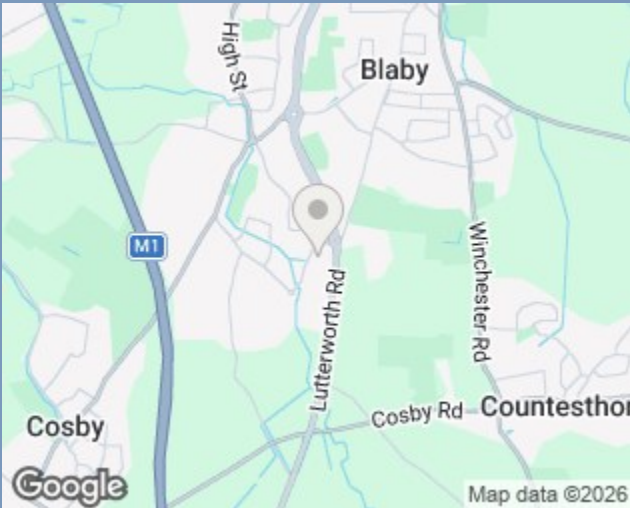
£285,000

The Story Begins

- Beautiful Semi-Detached Home
- Entrance Vestibule
- Modern Living Room
- Fitted Dining Kitchen
- Three Bedrooms
- Shared Family Bathroom
- Enclosed Garden & Off Road Parking
- Potential For Extension - Subject To Planning
- Freehold
- EPC - C Council Tax Band - B

Location Is Everything

Situated in a sought after location of Whetstone with a highly recommended school 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, two reputable primary schools, St Peters and the Ofsted outstanding 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 wonderful semi-detached family home is ready to move in and presents opportunities for further extension, subject to local planning permissions. As you approach the property, you will find a driveway that accommodates several vehicles, offering convenient off-road parking. Upon entering the hallway, you are welcomed by Karndean flooring that flows seamlessly throughout the ground floor. The living room is a bright and inviting space, enhanced by a bay window, showcasing the tasteful decor. The dining kitchen is truly impressive with sleek gloss wall and base units complemented by contrasting work surfaces, stylish tiling, and under-counter and plinth LED lighting. It is fully equipped with integrated Neff appliances, including a slide-and-hide oven, hob, extractor fan, wine chiller, dishwasher, and washing machine. There is ample room for a dining table and chairs, as well as a convenient under-stair storage cupboard, and a rear door that opens to the garden. Moving to the first floor, you'll find an additional storage cupboard and access to the loft, which is partially boarded for storage and features a drop-down ladder. The main bedroom is beautifully designed, complete with fitted wardrobes and matching bedside cabinets. The second bedroom is also a double room and there is a single third bedroom. Externally, a side access gate leads you to the garden, which has been thoughtfully landscaped and meticulously maintained. It features a fenced perimeter, a patio area perfect for al fresco dining in the coming summer months, a lovely outdoor space.

