

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Entrance Porch

Living Room

14 x 13'08

Dining Kitchen

14 x 8'09

Conservatory

14 x 5'06

Bedroom One

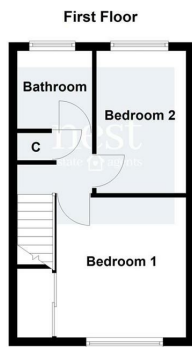
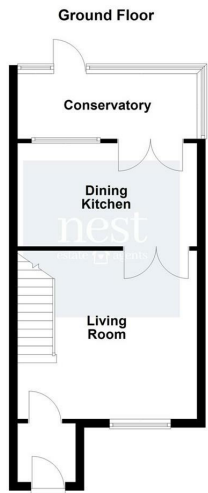
10'09 x 10'11

Bedroom Two

7'09 x 11'09

Bathroom

5'10 x 6'06



Bridge Way, Whetstone, Leicester LE8 6LY

£189,950

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.

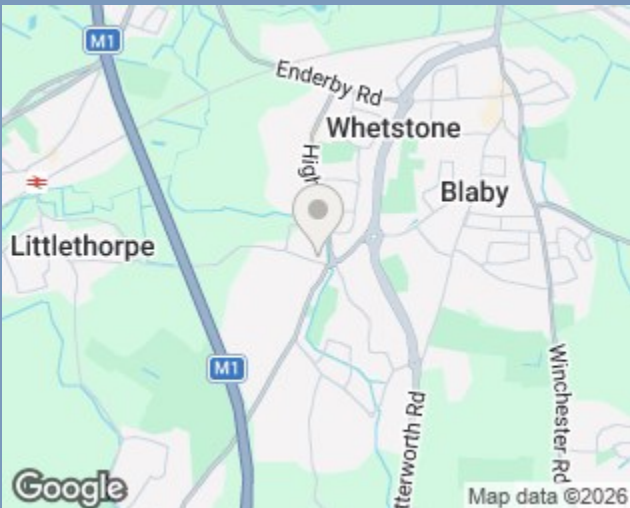
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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

- Offered for sale With No Upwards Chain Mid Town Home
- Entrance Porch
- Living Room
- Dining Kitchen
- Conservatory
- Two Bedrooms
- Bathroom
- Rear Garden
- Separate Garage
- Energy Rating C Blaby District Council Tax Band B Freehold

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 mid-townhouse offers good potential and would benefit from some updating in places, making it an ideal opportunity for a buyer looking to put their own stamp on a home.

The property is entered via a useful porch, providing space for coats and shoes before leading into the main living room. This room features wood-effect flooring and a fireplace, creating a comfortable reception space with scope for improvement or redecoration to suit individual tastes.

To the rear of the property is a dining kitchen, fitted with a range of wall and base units, a sink and drainer, plumbing for a washing machine, appliance space, and a built-in oven, hob and extractor. There is also room for a dining table, making this a practical everyday space for cooking and mealtimes. From here, access leads through to the conservatory, which provides additional living space and enjoys views over the rear garden. To the first floor, there are two bedrooms and a bathroom fitted with a white suite comprising a bath, wash hand basin and low-level WC. The accommodation is well laid out and offers scope for modernisation where required.

Externally, the rear garden includes a decked area and lawn, offering space for seating, planting or general outdoor use. A gate at the rear provides access out to Warwick Road. The property also benefits from a separate garage located within a nearby garage block, providing useful storage or parking.

Overall, this is a well-proportioned home with plenty of potential, well suited to buyers seeking a property they can update and improve over time.

