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ESTATE AGENTS

## Room Sizes

**Entrance Hallway**

**Living Area**
11'10 x 13'05

**Dining Kitchen**
17'03 x 8'01

**Conservatory**
9'10" x 9'10"

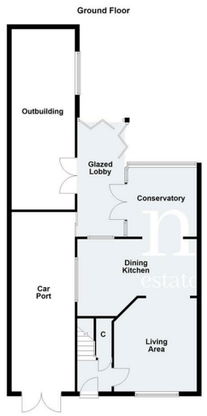
**Glazed Lobby**

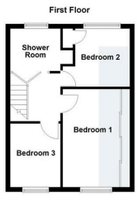
**Bedroom One**
14'01 x 7'05

**Bedroom Two**
8'3 x 8'03

**Bedroom Three**
9'03 x 7'05

**Bathroom**
7'08 x 5'05



**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.

Attfield Drive, Whetstone, Leicester LE8 6NE

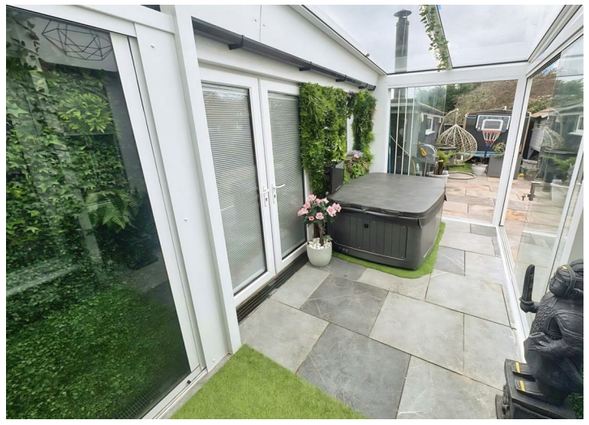
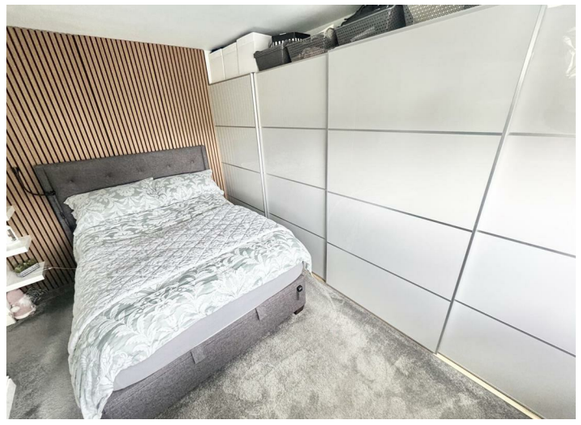
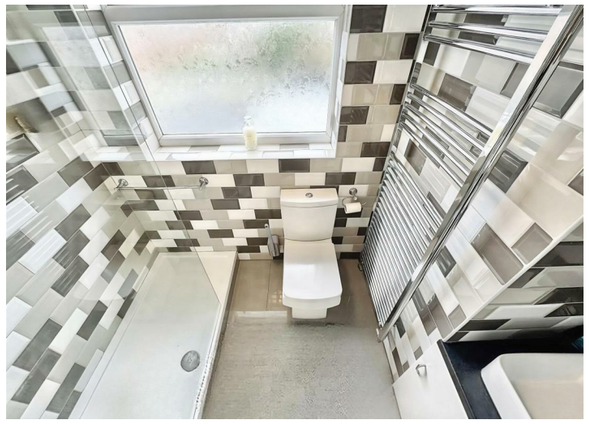
£295,000

# The Story Begins

- Beautiful Semi-Detached Home
- Entrance Hallway
- Living Area
- Dining Kitchen
- Conservatory & Glazed Lobby
- Three Bedrooms
- Family Shower Room
- Enclosed Garden
- Off Road Parking
- Freehold EPC - A Council Tax Band - B

# 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 stunning home on Attfield Drive presents an opportunity not to be missed. Step inside to a warm and inviting living area, finished in a contemporary rustic style. The space flows seamlessly into the dining area, creating a sociable layout ideal for modern family living and entertaining. The modern fitted kitchen has been stylishly fitted with a rang of base and wall cabinets and contrasting worktops. Designed with both practicality and aesthetics in mind, it offers generous storage, integrated appliances and ample preparation space. Underfloor heating runs throughout the dining kitchen into the conservatory which has French doors that leads out to a standout feature of this home, the impressive glazed lobby. With full-height glazing this stunning additional living space is flooded with natural light and currently arranged as a relaxing seating area, with two bifold doors opening out to the garden. It provides excellent versatility and creates a seamless connection between indoor and outdoor living. Venturing upstairs, the property offers three bedrooms. The master bedroom benefits from fitted sliding wardrobes, providing excellent built-in storage, while the second bedroom also features integrated storage space. The third bedroom offers versatility and would suit use as a child's room, guest bedroom or home office. The modern shower room is stylishly finished and comprises a walk-in shower, WC and wash hand basin. The rear garden is south facing and is predominantly laid to patio, creating a generous low-maintenance outdoor space ideal for seating and entertaining. A section of artificial lawn at the rear adds a touch of greenery while remaining practical and easy to maintain year-round. There is also access to the car port from the front and rear of the property. To the front of the property is off road parking for multiple cars as well as a power point three pin plug. Solar panels are found at the front and rear of the property with a battery pack.