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ESTATE AGENTS

Room Sizes

Entrance Hallway

Living/Dining Room

21'3 x 12'10

Kitchen

10'11 x 9'5

Bedroom One

11'11 x 11'10

Bedroom Two

12 x 9'1

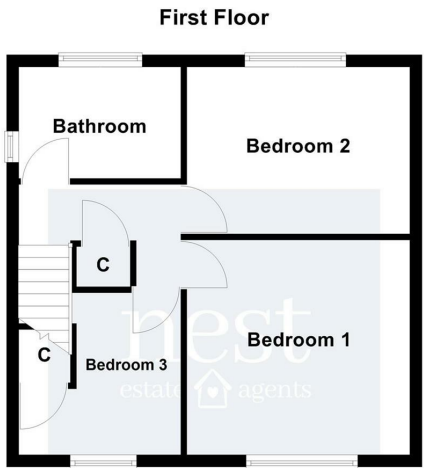
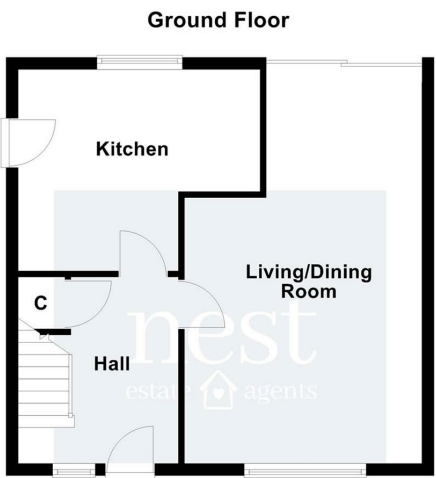
Bedroom Three

8'9 max x 8'9 max

Bathroom

8'8 x 5'7

Garage



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

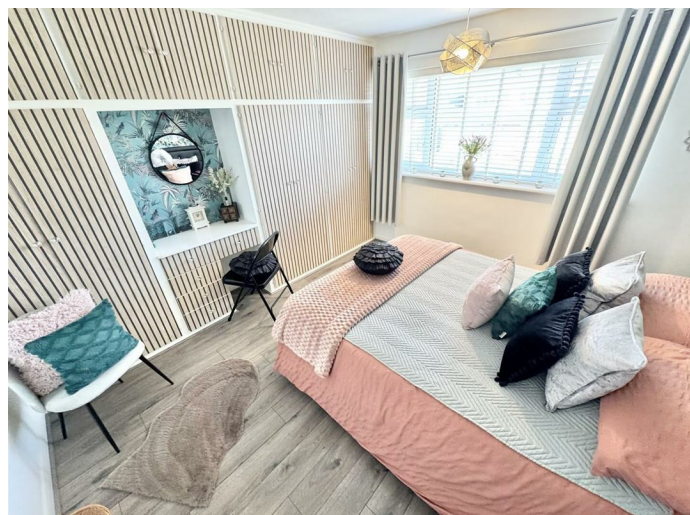
£275,000

The Story Begins

- Beautiful Semi-Detached home
- Entrance Hall
- Open Living/Dining Room
- Fitted Kitchen
- Understairs Storage
- Three Bedrooms
- Family Bathroom
- Enclosed Garden
- Off Road Parking & Garage
- Freehold EPC - D 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 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 beautiful home on Attfield Drive, Whetstone is one you do not want to miss! Recently refurbished, this three-bedroom semi-detached home is presented in immaculate condition and ready for its next owners to move straight in. Offering spacious and well-appointed accommodation throughout, this impressive property would make an ideal first-time purchase or family home.

The house enjoys a bright and airy feel, complemented by generous storage, gas central heating and full double glazing throughout.

Upon entering, you are welcomed by a spacious hallway leading to the main living areas. The ground floor boasts a large open-plan living and dining room, with French patio doors opening onto the rear garden, creating a wonderful space for both relaxing and entertaining. The modern fitted kitchen is well-equipped and thoughtfully designed, with an integrated oven completed by an induction hob on top, plumbing for a washing machine and integrated fridge and freezer. The kitchen has beautiful views over the rear garden.

To the first floor, the landing provides access to three well-proportioned bedrooms, including two generous double rooms with fitted wardrobes and a further single bedroom, ideal as a child's room, guest room or home office. The refurbished family bathroom benefits from a contemporary suite and dual aspect windows, allowing for plenty of natural light.

Externally, the property continues to impress. The beautifully landscaped rear garden features a large patio area — perfect for outdoor dining and summer entertaining — alongside a low-maintenance astro lawn. To the front, there is off-road parking via a hard-standing driveway, with the added benefit of a garage located to the rear.

Early viewing is highly recommended to fully appreciate the quality and condition of this superb home.

