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ESTATE AGENTS

Room Sizes

Entrance Hall
11'7 x 5'9

Living Room
13'4 x 11'8

Dining Area
9'11 x 9'5

Kitchen
9 x 8'2

Conservatory
10'7 x 7'6

Utility / Storage
10'2 x 4'2

First Floor Landing
7'9 x 7'5

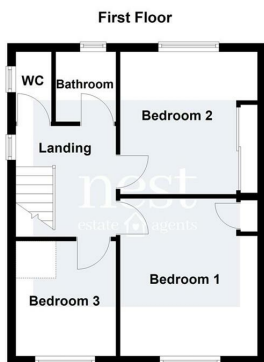
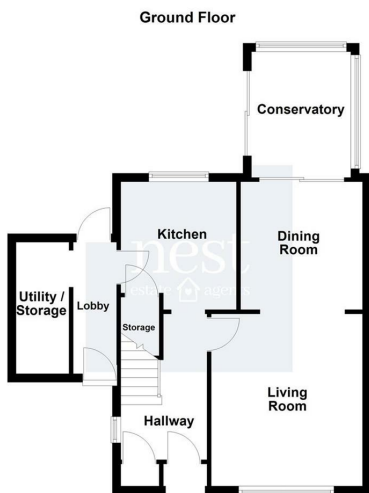
Bedroom One
12 x 10'7

Bedroom Two
10'8 x 10

Bedroom Three
8'9 x 7'2

Bathroom
5'5 x 4'8

WC
5'5 x 2'3



College Road, Whetstone, Leicester LE8 6JF

Offers In The Region Of

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.

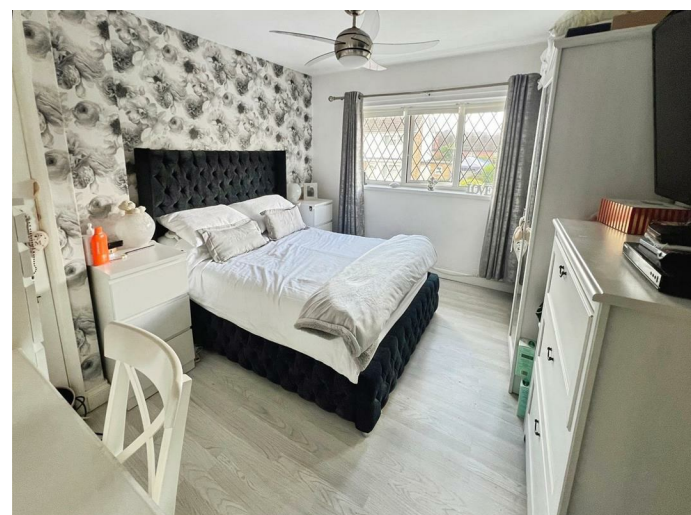
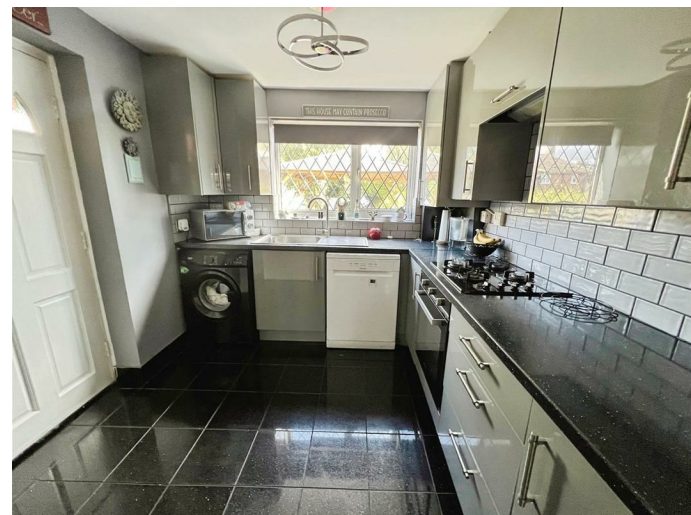
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs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

- Wonderful Semi-detached family home
- Cul-De-Sac Location
- Entrance Hallway & Living Room
- Dining Room & Conservatory
- Kitchen & Utility / Storage
- Three Bedrooms
- Bathroom and Separate WC
- Fabulous Rear Garden
- EPC - B
- Freehold & 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 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

Positioned in a cul-de-sac on College Road in Whetstone, this delightful semi-detached family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a welcoming environment.

Upon entering the property, you are welcomed by an entrance hall that leads into a bright and airy living and dining room. The living room features a stylish media wall, creating a perfect focal point for both relaxation and entertainment. The dining room benefits from sliding doors that open directly into the conservatory, offering additional living space and lovely garden views.

The kitchen is well-equipped with modern wall and base units, providing ample storage and workspace for culinary pursuits. A courtesy side door leads to a lobby area, which includes a utility space with room for a dryer and additional storage—ideal for keeping everyday essentials neatly tucked away.

Upstairs, the first floor features three inviting bedrooms, each offering a peaceful and comfortable retreat. The bathroom is thoughtfully designed with a bath and overhead shower, a wash hand basin, and a separate WC for added convenience.

Externally, the property benefits from a walled frontage, enhancing its kerb appeal. To the rear, a truly fabulous garden awaits, featuring decorative gravel, a decked seating area with a timber pergola, and well-stocked planting throughout. Mature trees frame the space beautifully, offering a wonderful sense of privacy—making it the perfect spot for outdoor relaxation and entertaining.

This semi-detached home is not only a wonderful living space but also benefits from its location in a wonderful neighbourhood, making it an excellent choice for those looking to settle in Whetstone. With its appealing features and inviting atmosphere, this property is sure to attract interest from families and individuals alike. Don't miss the chance to make this lovely house your new home. Price Guide £249,950 - £259,950

