

Room Sizes

Hallway

Living Room

16'1" x 10'5"

Dining Kitchen

13'8" x 9'1"

First Floor Landing

Bedroom One

13'8" x 9'1"

Bedroom Two

10'2" x 6'4"

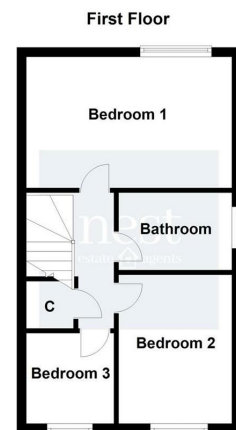
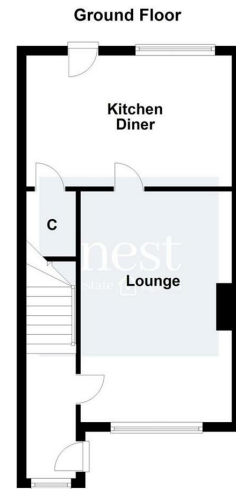
Bedroom Three

7'1" x 7'0"

Bathroom

6'8" x 5'8"

Garage



Warner Close, Whetstone, Leicester LE8 6XU

Offers Over £270,000

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?

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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.

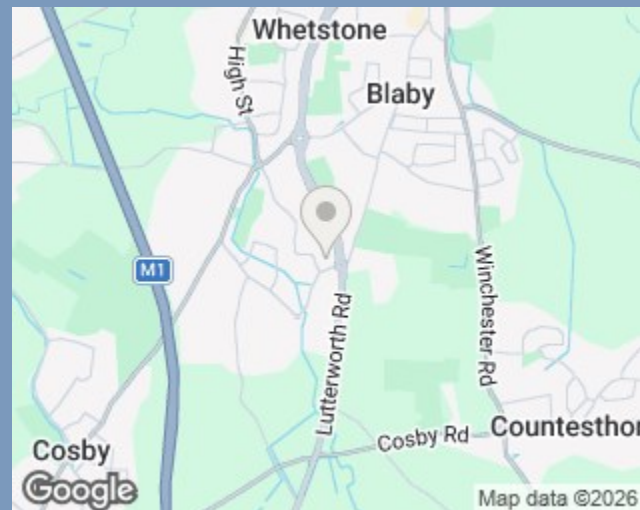
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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
- Delightful Cul De Sac Location
- Entrance Hallway
- Lounge
- Fitted Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Enclosed Garden
- Driveway And Garage
- Freehold EPC Rating - C 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 fabulous semi-detached family home is presented in immaculate condition throughout and offers well-proportioned accommodation ideal for modern family living. Upon entering the property, you are welcomed into a bright and inviting hallway featuring attractive wood-effect flooring and a staircase rising to the first floor, immediately creating a warm and homely feel. The lounge is decorated in neutral tones with a large front-aspect window that floods the room with natural light, creating a cosy yet airy living space. To the rear of the property is the well-appointed dining kitchen fitted with a range of wall and base units. Integrated appliances include an oven, gas hob with extractor hood over, and dishwasher, along with plumbing for a washing machine. There is also a useful under-stairs storage cupboard and ample space for a dining table and chairs, making this an excellent social space for family meals and entertaining. The first floor offers three bedrooms and a family bathroom that features contemporary wall and floor tiling, a wash hand basin, low-level WC, and a P-shaped bath with shower over. Externally, the property continues to impress. To the front is a gravelled garden with a hardstanding driveway to the side providing off-road parking and leading to a detached single garage with an up-and-over door. The rear garden offers a patio area ideal for outdoor dining in the warmer months, a lawned area, and boundary fencing providing privacy. This is a fantastic opportunity to acquire a beautifully presented home in a popular family location.

