

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Entrance Hall

7 x 17'04

Living Room

12'05 x 15'08

Kitchen

8'05 x 9

Bedroom One

12 x 15'08

Bedroom Two

9'10 x 8'07

Bedroom Three

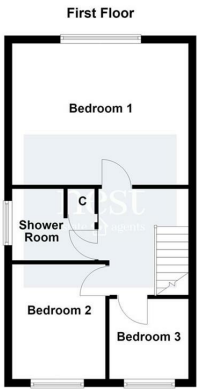
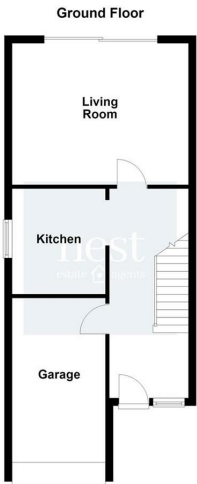
7 x 6'10

Shower Room

6'08 x 7'09

Garage

8'05 x 15'06



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.

King Street, Whetstone, Leicester LE8 6LS

£249,950

The Story Begins

- Well Presented End Town Home
- Loving Cared For Throughout
- Paved Driveway & Garage
- Entrance Hallway & Fitted Kitchen
- Living Room With Patio Door Onto The Garden
- First Floor Landing & Modern Shower Room
- Three Bedrooms
- Enclosed Rear Garden
- Freehold
- Energy Rating D & Council Tax Band B

Location Is Everything

Whetstone is a thriving village that offers a lively and welcoming local community, with plenty to enjoy for residents of all ages. Local amenities include the popular Blaby & Whetstone Boys Club and a nearby golf course, along with two well-regarded primary schools: St Peter's and Badgerbrook. The village also benefits from several churches, traditional public houses, and a wide range of local shops — including a post office, supermarket, pharmacy, and dentist.

Ideally located, Whetstone offers the perfect balance between city and countryside living. It provides excellent transport links, with easy access to the motorway network and Narborough train station close by, making it an ideal location for commuters.



Inside Story

This lovingly maintained and deceptively spacious end-town home occupies a popular residential position within walking distance of St Peter's Primary School, making it an excellent choice for first-time buyers, young families, or investors.

To the front of the property, a block-paved driveway provides off-road parking and leads to a single garage with an up-and-over door. The current owners have thoughtfully created a useful utility area to the rear of the garage. Stepping inside, you are welcomed by an entrance hallway with a staircase rising to the first floor.

The kitchen is fitted with a range of white wall and base units, complementary work surfaces, a sink and drainer, integrated oven and hob, and space for a fridge freezer. Adjacent to the kitchen is the dining area, creating a practical space for everyday living and entertaining. To the rear of the home, the bright and comfortable living room enjoys views over the garden through glazed sliding patio doors, allowing an abundance of natural light to fill the room.

Upstairs, the accommodation comprises three well-proportioned bedrooms and a beautifully refitted shower room, complete with a walk-in shower, vanity wash hand basin and low-level WC. The principal bedroom is particularly generous in size, offering ample space for wardrobes and additional furniture. The second bedroom is a comfortable double, while the third bedroom is an ideal single room, nursery or home office.

Outside, the enclosed rear garden has been designed for ease of maintenance, featuring a paved patio area that is perfect for outdoor dining and relaxing, together with a rear access gate.

This well-presented home has been thoughtfully cared for throughout and offers a fantastic opportunity to move straight in while still providing scope to personalise over time.

