

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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www.nestestateagents.co.uk

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ESTATE AGENTS

## Room Sizes

### Entrance Hall

### Living Room

11'09 x 23'02

### Kitchen Diner

13'06 x 19'06

### Formal Dining Area

15'02 x 8'1

### WC

### Bedroom One

13'03 x 13'01

### Bedroom Two

11'06 x 14'02

### Bedroom Three

10'11 x 10'11

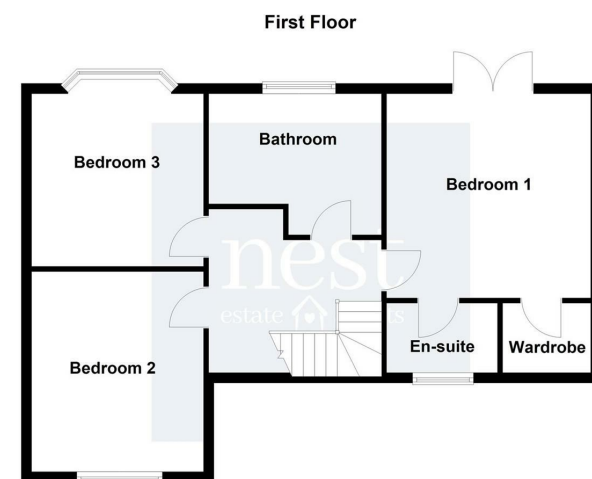
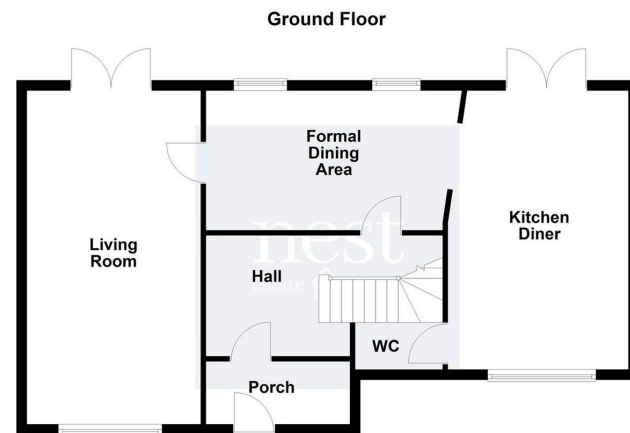
### En-Suite

7'04 x 5'04

### Bathroom

11'04 x 9 max

### Detached 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.

Woodway House, 3, Woodway, LE8 6HX

£380,000

# The Story Begins

- Semi-Detached Family Home
- Entrance Porch & Hallway
- Spacious Living Room
- Dining Kitchen
- Downstairs WC
- Three Doubles Bedrooms
- En-Suite Shower Room & Family Bathroom
- Enclosed Garden
- Off Road Parking
- Freehold EPC - D Council Tax Band - TBC - Guide Price £380,000 - £400,000

# Location Is Everything

Situated in a sought after location of Whetstone, this home sits proudly in a Cul de sac position. 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

Rarely available in such a desirable setting, this spacious semi-detached home is tucked away along a shared drive and offers generous, versatile accommodation throughout.

You enter via an entrance porch into a welcoming hallway, ideal for keeping coats and shoes neatly tucked away. The bright and airy living room is impressively proportioned and features French doors opening directly onto the garden, creating an easy indoor-outdoor flow.

The fitted dining kitchen is both practical and sociable, with an oven and gas hob, space for a fridge and freezer, and additional room for a further fridge-freezer. A central island provides useful storage and breakfast-bar seating, complemented by further seating opposite. There is ample space for a full dining table within the kitchen, or alternatively in the adjoining dining area, which can be arranged to suit your lifestyle. French doors from the dining kitchen also lead out to the garden, and a convenient ground-floor WC completes the downstairs layout.

Upstairs, the home offers three genuine double bedrooms. The principal bedroom enjoys French doors overlooking the garden, built-in wardrobe space, and a modern en suite shower room. The family bathroom is fitted with a bath and overhead shower, WC, and wash basin.

Outside, the rear garden is a real highlight, impressively sized, mainly laid to lawn, and complemented by a patio and multiple seating areas, perfect for relaxing or entertaining. To the front, there is off-road parking and the added benefit of a separate single detached garage. Guide Price £380,000 - £400,000

