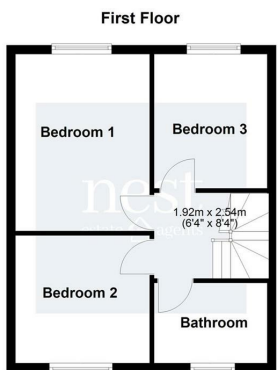
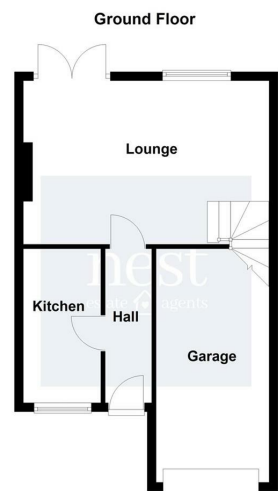


# Room Sizes

- Hall
- Kitchen  
10 x 6
- Lounge  
18 x 12
- Garage  
17'2 x 8'4
- Bedroom One  
12'1 x 9'7
- Bedroom Two  
9'11 x 9'7
- Bedroom Three  
8 x 6'10
- Bathroom  
8 x 6'10



**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.

Grebe Way, Whetstone, Leicester LE8 6YZ

Price Guide £230,000



# The Story Begins

- Wonderful Opportunity To Buy This Semi Detached Home
- Driveway Providing Off Road Parking & Garage
- Entrance Hallway
- Kitchen To The front Aspect
- Lounge Looking Over The Garden
- Three Bedrooms
- Family Bathroom
- Garden Mainly Laid To Lawn
- EPC rating - D Council Tax Band - B - Price Guide £230,000 - £238,000

# Location Is Everything

In Whetstone you'll enjoy a lively local community with plenty going on, there's a golf course, two regarded primary schools, St Peters and Badgerbrook, churches, The Dog & Gun and the popular Lime Tree public house. There is a great selection of local shops including a Co-Operative supermarket, a pharmacy and a dentist with a wider selection of amenities available in the nearby town of Blaby. 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

Introducing this three-bedroom semi-detached home located in fabulous cul-de-sac position in Whetstone, perfect for those looking to put their personal touch on a property. As you enter the house, you are welcomed by an entrance hall that sets the tone for the rest of the home. The lounge dining room offers a space for relaxation and family gatherings, featuring ample light and a comfortable atmosphere.

The fitted kitchen is equipped with modern wall and base units, providing both functionality and style for your culinary endeavors. Moving to the first floor, you will find three well-proportioned bedrooms, each offering a versatile space for family, guests, or a home office. The family bathroom is designed for convenience, featuring a bath with a shower over, a wash hand basin, and a low-level WC.

Externally, the property boasts a garden that is mainly laid to lawn, providing a perfect canvas for outdoor activities or gardening enthusiasts. There is also off-road parking available, alongside a garage, ensuring ample space for vehicles and additional storage. This home presents an excellent opportunity to create your ideal living space in a sought-after location. Don't miss the chance to make it your own.

