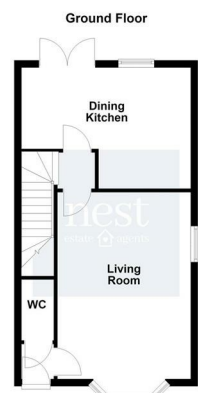
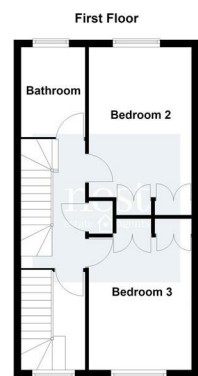


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Entrance Hallway**
- Living Room**
12'2 x 17 max
- Dining Kitchen**
15'5 x 10'4 max
- First Floor Landing**
- Bedroom Two**
8'8 x 13'6
- Bedroom Three**
8'8 x 11'11
- Family Bathroom**
- Second Floor**
- Main Bedroom**
15'6 x 19
- En-Suite**



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
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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.

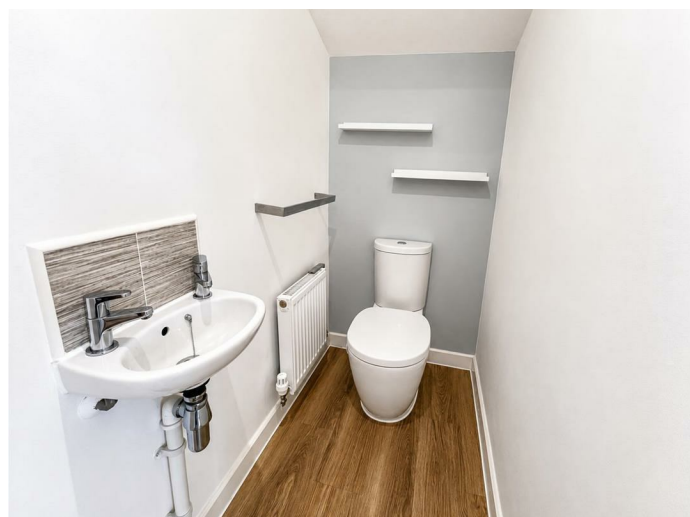
Abbott Way, Whetstone, Leicester LE8 6RA
£310,000

The Story Begins

- Three Storey Semi Detached Home
- Sought After Modern Development
- Entrance Hallway & Downstairs WC
- Living Room With Bay Window
- Stylish Dining Kitchen
- Three Double Bedrooms
- Family Bathroom & En-Suite
- Enclosed Rear Garden
- Driveway & Garage
- Freehold, Energy Rating B, Council Tax Band D

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

This well-presented semi-detached home is situated within a modern development in the popular village of Whetstone and offers well-proportioned accommodation arranged over three floors. Offered for sale with no upward chain, this lovely home would be an ideal choice for first-time buyers and families alike.

Entering through the welcoming hallway, you will find a convenient downstairs WC and access to the living room. This bright and comfortable space benefits from a bay window, dual-aspect natural light and a useful storage cupboard.

To the rear of the property is the stylish dining kitchen, stretching across the width of the home. The kitchen is fitted with gloss white wall and base units, contrasting work surfaces and a useful breakfast bar, together with integrated appliances. French doors open directly onto the garden, creating a lovely connection between the indoor and outdoor living spaces and making this a great room for both everyday family life and entertaining.

To the first floor are two generous double bedrooms and the family bathroom, which is fitted with a modern white suite.

The second floor is dedicated to the impressive principal bedroom. This lovely room benefits from Velux windows, built-in wardrobes and a private en-suite shower room, creating a wonderful principal suite away from the main living accommodation.

Externally, a driveway to the side provides off-road parking and leads to the garage, which has an up-and-over door. The enclosed rear garden features a lawned area and patio, providing a pleasant space for outdoor dining, entertaining or simply relaxing.

