

## Room Sizes

### Living Room

15 x 12'2

### Kitchen

12'2 x 7'2

### Landing

### Bedroom One

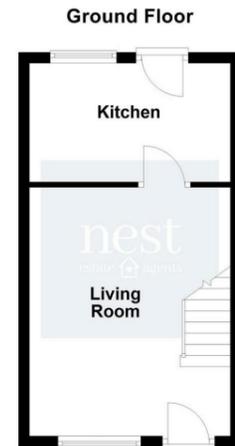
15 max x 9'9

### Bedroom Two

12'2 x 7'2

### Shower Room

5'6 x 5'5



**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.

Spinney Halt, Whetstone, Leicester LE8 6HU

Price Guide £210,000

# The Story Begins

- Semi Detached Home With No Upwards Chain
- Popular Location
- Living Room
- Fitted Kitchen
- Modern Shower Room
- Two Bedrooms
- Enclosed Rear Garden & Parking
- Energy Rating C
- Council Tax Band B & Freehold

# Location Is Everything

In Whetstone you'll enjoy a lively local community with plenty going on, there's Blaby & Whetstones Boys Club, a golf course, two good primary schools, St Peters and Badgerbrook, three churches, a few 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 two-bedroom home on Spinney Halt is set in a lovely spot. Offered for sale with no upwards chain. Internally, the accommodation is thoughtfully laid out and tastefully finished throughout, creating a welcoming and comfortable living environment.

The ground floor features a light and airy living room with stairs rising to the first floor, providing a practical and open layout. To the rear is a stylish fitted kitchen, equipped with a range of modern wall and base units complemented by a work surface and inset sink drainer. Integrated appliances include an oven, hob, and extractor fan, with additional space for further appliances. There is also room to accommodate a breakfast table and chairs, making this space ideal for both everyday dining and entertaining.

Upstairs, the first floor offers two generous double bedrooms, with the main bedroom benefiting from ample space for free-standing furniture. A contemporary shower room serves the floor, featuring a white suite including a wash hand basin, low level WC, full tiling, and a heated towel rail for added comfort.

Externally, the home enjoys a graveled front garden and side access leading to the private rear garden, which is enclosed and thoughtfully landscaped with a patio area, artificial lawn, and a rear gate providing direct access to the private parking area. The rear aspect is not overlooked, offering a pleasant sense of seclusion with views over greenery, enhancing the overall appeal. Guide Price £210,000 - £215,000

