

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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ESTATE AGENTS

## Room Sizes

### Entrance Porch

### Living & Dining Room

10'11 x 23

### Kitchen

8'04 x 9'10

### Conservatory

9'03 x 12'06

### Bedroom One

11 x 13'10

### Bedroom Two

13'10 x 8'03

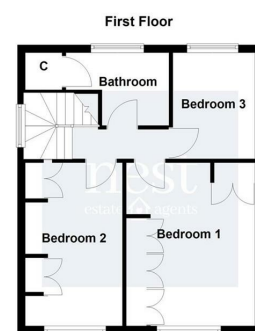
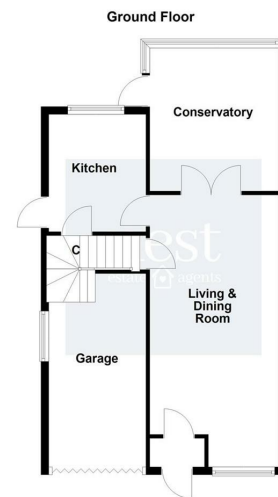
### Bedroom Three

7 x 9'05

### Bathroom

9'01 max x 6'03 max

### 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.

Cambridge Road, Whetstone, Leicester LE8 6LG

£289,950

# The Story Begins

- Well-Maintained Home Ready To Make Your Own
- Entrance Porch Leading To Spacious Living And Dining Area
- Cosy Living Room With Feature Gas Fireplace
- Bright Conservatory With Access To Rear Garden
- Fitted Kitchen With Integrated Appliances
- Useful Under-Stairs Storage Cupboard
- Two Double Bedrooms With Fitted Wardrobes
- Single Bedroom And Family Bathroom
- Off-Road Parking, Up And Over Garage And Enclosed Rear Garden
- Freehold EPC - TBC Council Tax Band - B

# Location Is Everything

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. Blaby village is also in walking distance, and offers a wide range of amenities to suit all needs, including two supermarkets, a post office, pharmacies, health centres, a hotel, library, and dental surgery.



# Inside Story

Welcome to this well-maintained home, offering comfortable accommodation throughout and providing the perfect opportunity for a buyer to make it their own.

Upon entering through the entrance porch, you are welcomed into the spacious living and dining area. The cosy living space is centred around a gas fireplace, creating a warm and inviting atmosphere. The dining area provides ample room for a family dining table, while the adjoining conservatory offers an alternative dining or seating space, flooded with natural light and enjoying direct access to the rear garden.

The kitchen is fitted with a range of wall and base units complemented by contrasting worktops. Integrated appliances include an oven and grill, gas hob with extractor hood above, and a fridge, with the freezer separate in the useful under-stairs storage cupboard that is accessible from the kitchen, providing additional practicality.

To the first floor, there are two generously sized double bedrooms, both benefiting from fitted wardrobes, alongside a good-sized single bedroom. The family bathroom is fitted with a bath and overhead shower, WC, and wash hand basin, with the added benefit of a handy storage cupboard.

Externally, the rear garden is predominantly laid to lawn with a patio area, surrounded by a variety of attractive plants and shrubs, creating a pleasant outdoor space to relax and enjoy. The property also benefits from a garage with an up and over door, accessible from the front, along with off-road parking.

This attractive home combines well-presented living space with excellent potential, making it an ideal choice for a range of buyers.

