22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
16' x 10'5 (4.88m x 3.18m)

Dining Kitchen
9'2 x 13'10 (2.79m x 4.22m)

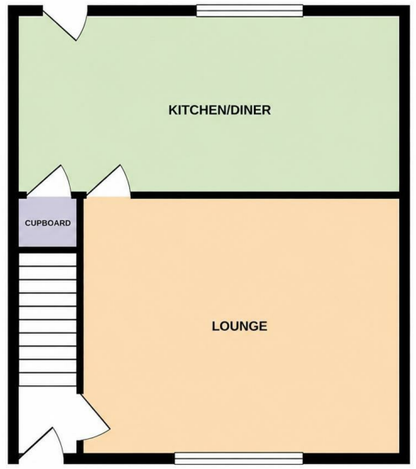
Landing

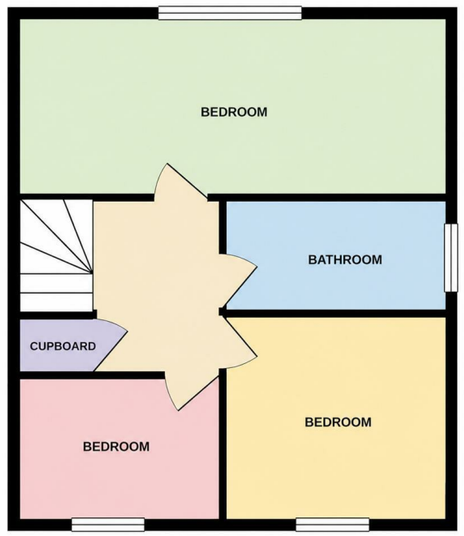
Bedroom One
9'3 x 13'10 (2.82m x 4.22m)

Bedroom Two
10'3 x 7' (3.12m x 2.13m)

Bedroom Three
7' x 6'5 (2.13m x 1.96m)

Bathroom
5'9 x 7'2 (1.75m x 2.18m)







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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 - Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

6 Kenny Close, Whetstone, LE8 6YL

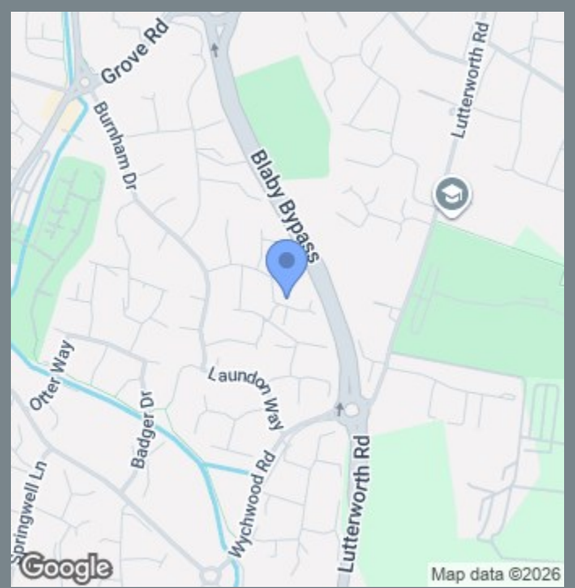
£250,000

OVERVIEW

- Beautiful Family Home
- Great Location
- Hallway & Lounge
- Dining Ktchen
- Three Bedrooms
- Family Bathroom
- Driveway & Garden
- Viewing Is Advised
- EER - C, Freehold
- Council Tax Band - B

LOCATION LOCATION....

Kenny Close enjoys a lovely position within the popular village of Whetstone, a thriving & welcoming community just south of Leicester with a wonderful balance of village life and everyday convenience. Local amenities are close at hand, including Central Co-op Food - Whetstone, independent shops, cafés & useful services, while neighbouring Blaby and nearby Fosse Park provide an even wider choice of shopping, dining & leisure facilities. Families are particularly well catered for, with Badgerbrook Primary School just a short distance away & St Peter's C of E Primary School also within the village. Whetstone has a fantastic community spirit, with its Memorial Hall, youth groups, Scouts, sports clubs & local activities giving the village a real sense of togetherness. When it's time to enjoy the outdoors, Oliver Park is nearby with children's play facilities & open green space, while Warwick Road Recreation Ground and the Whetstone Way offer lovely opportunities for walks, dog walking & enjoying the surrounding countryside. Commuters are equally well placed, with bus stops just a short stroll from Kenny Close, Narborough railway station around 2.3km away & excellent road connections towards Leicester city centre, the M1 & M69. Combining village charm, fantastic amenities, schooling, green spaces & excellent transport links, Kenny Close is a wonderful place to call home.











THE INSIDE STORY

Situated within a lovely cul-de-sac, this beautifully presented semi-detached family home has been tastefully finished throughout, offering bright & welcoming accommodation with a wonderful balance of comfortable living space & practicality. The entrance hallway welcomes you into the home & leads through to the inviting lounge. Positioned to the front with a window allowing plenty of natural light to fill the room, this is a lovely space to settle down at the end of the day. A feature fireplace creates an attractive focal point & adds a cosy feel, with plenty of room for comfortable family seating. To the rear, the dining kitchen provides a fantastic sociable space for everyday family life. Fitted with a range of white shaker-style units complemented by contrasting worktops, there is ample storage & preparation space for cooking. Plenty of room remains for a table & chairs, creating the perfect setting for family meals, Sunday lunches, homework at the table or entertaining friends. A door opens directly onto the garden, making outdoor dining easy during the warmer months. Upstairs, the landing leads to three well-proportioned bedrooms, providing comfortable accommodation for a growing family. Each room offers flexibility for children, guests, dressing space or a home office if required. The family bathroom completes the first floor, providing a practical space for busy mornings as well as a relaxing soak at the end of the day. Outside, a driveway provides convenient off-road parking, while the rear garden has been thoughtfully arranged for the whole family to enjoy. A patio provides the ideal spot for outdoor furniture, barbecues & summer entertaining, while the lawn offers plenty of space for children to play. A stoned area to the side adds another useful low-maintenance section of the garden, ideal for pots, additional seating or storage. A beautifully presented family home in a peaceful cul-de-sac setting, ready for its next owners to move in & enjoy.







