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

Hall

Sitting Room
10'8 x 17'6 (3.25m x 5.33m)

Lounge
13'5 x 10'11 (4.09m x 3.33m)

Dining Kitchen
14'1 x 17'4 (4.29m x 5.28m)

Dining Room
13'11 x 8'9 (4.24m x 2.67m)

Study
5'5 x 11' (1.65m x 3.35m)

Utility Room
8'4 x 8'7 (2.54m x 2.62m)

Downstairs Cloakroom
4'11 x 3'8 (1.50m x 1.12m)

Landing

Bedroom One
14'10 x 12'11 (4.52m x 3.94m)

En Suite
7'8 x 7'8 max (2.34m x 2.34m max)

Bedroom Two
11'3 x 10'11 (3.43m x 3.33m)

Bedroom Three
13'11 x 9'7 (4.24m x 2.92m)

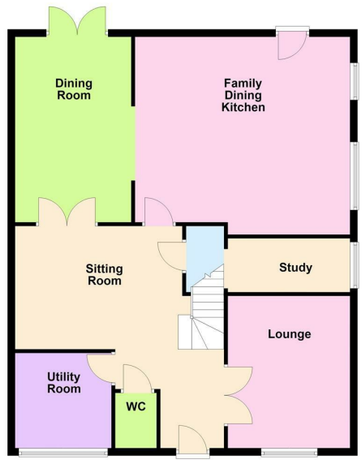
Bedroom Four
11'7 x 9'9 (3.53m x 2.97m)

Bedroom Five
7'3 x 9'11 (2.21m x 3.02m)

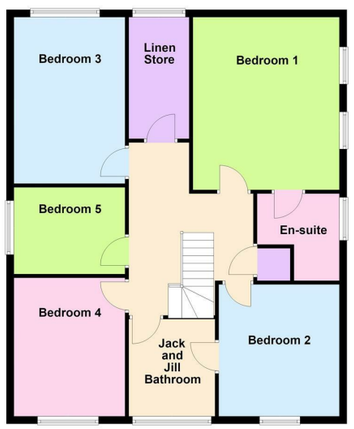
Jack & Jill Bathroom
8'2 x 7'5 (2.49m x 2.26m)

Walk In Linen Store
10'6 x 3'2 (3.20m x 0.97m)

Ground Floor



First Floor





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.

66 Meteor Way, Whetstone, Leicestershire, LE8 6AA

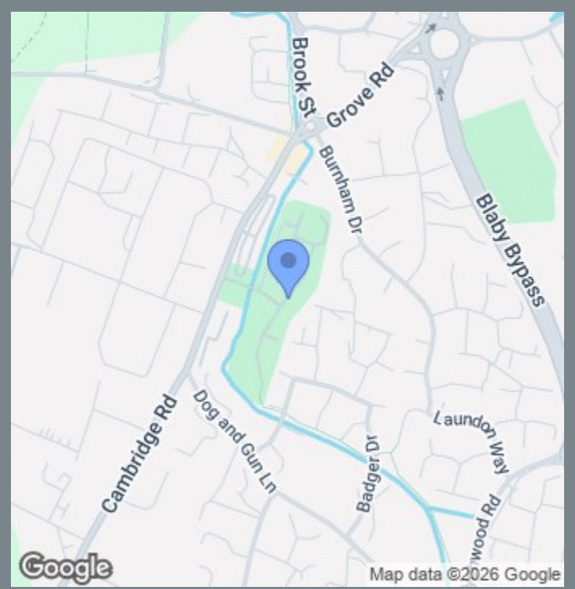
Offers Over £475,000

OVERVIEW

- Impressive & Extended Detached Family Home
- Situated On A Modern Development In A Popular Village Location
- Spacious & Versatile Accommodation Perfect For Growing Families
- Beautifully Presented Sitting Room & Separate Lounge
- Superb Family Dining Kitchen With Separate Dining Room
- Utility, Study & Downstairs Cloakroom
- Five Generously Proportioned Bedrooms
- En Suite To Bedroom One & Stylish Jack & Jill Bathroom
- Driveway, Garage & Beautifully Landscaped Rear Garden
- EER - B, Freehold, Tax -E

LOCATION LOCATION....

Meteor Way is situated within a popular modern residential development in the well-connected village of Whetstone, offering a wonderful balance of village charm & everyday convenience. The village enjoys a welcoming community atmosphere with a variety of local shops, a Co-op, traditional pubs, cafés, a pharmacy, post office & other useful amenities. The neighbouring village of Blaby offers further shopping facilities including Waitrose, independent shops & places to eat, whilst Fosse Park provides an excellent choice of high street retailers & restaurants. Families are particularly well catered for with Badgerbrook Primary School & St Peter's C of E Primary School nearby, along with Countesthorpe Academy for older children. For those who enjoy the outdoors, Whetstone offers recreational grounds, children's play areas including Oliver Park & lovely opportunities for local walks. The village also benefits from a strong community spirit with local sports clubs, churches & community activities bringing residents together. Commuters will appreciate the convenient access to the A426, A5, M1 & M69 motorway networks, whilst nearby Narborough railway station provides rail connections to Leicester & Birmingham. With its excellent range of amenities, schooling & transport links, Meteor Way offers an appealing setting for families, professionals & anyone looking to enjoy village life whilst remaining within easy reach of Leicester city centre.











THE INSIDE STORY

This stunning detached family home has been thoughtfully extended to create an abundance of spacious & versatile accommodation, perfectly suited to modern family living. Enjoying a fabulous location, this impressive home offers a wonderful balance of stylish living spaces, comfortable bedrooms & room for the whole family to enjoy. Stepping inside, the welcoming entrance hallway leads to an open sitting room, creating a lovely informal family area where everyone can come together to enjoy everyday family life. A separate lounge provides a wonderful setting for relaxing together at the end of the day, whilst the heart of this home is undoubtedly the fabulous family dining kitchen. Designed with both practicality & entertaining in mind, the kitchen boasts a range of fitted units complemented by a matching central island, cleverly incorporating a breakfast bar to one side for casual dining & additional storage cabinets to the other. This sociable space opens into the dining room, perfect for hosting family celebrations or enjoying leisurely Sunday lunches, with French doors inviting you out into the garden. A dedicated study provides an ideal working from home environment, whilst a useful utility room & downstairs cloakroom complete the ground floor accommodation. Upstairs, the landing leads to five generously proportioned double bedrooms, offering fantastic flexibility for larger families or visiting guests. Bedroom one enjoys the luxury of its own en suite shower room, creating a lovely private retreat, whilst bedroom two benefits from access to a Jack & Jill bathroom, adding further convenience to this well planned family home. Outside, a driveway provides off road parking & access to the garage, whilst the beautifully landscaped rear garden offers a wonderful setting for outdoor living. With a generous lawn for children to enjoy & a raised decked seating area perfect for summer barbecues, alfresco dining or simply relaxing in the sunshine.





