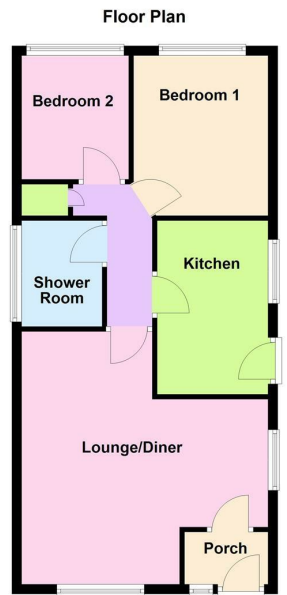


FLOOR PLAN

- DIMENSIONS**
- Porch**
3'06 x 5'09 (1.07m x 1.75m)
- Lounge Diner**
13'11 x 16'09 max (4.24m x 5.11m max)
- Kitchen**
11'10 x 7'06 (3.61m x 2.29m)
- Bedroom One**
10'09 x 9'01 (3.28m x 2.77m)
- Bedroom Two**
9'06 x 6'09 (2.90m x 2.06m)
- Shower Room**
7'01 x 5'08 (2.16m x 1.73m)



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.

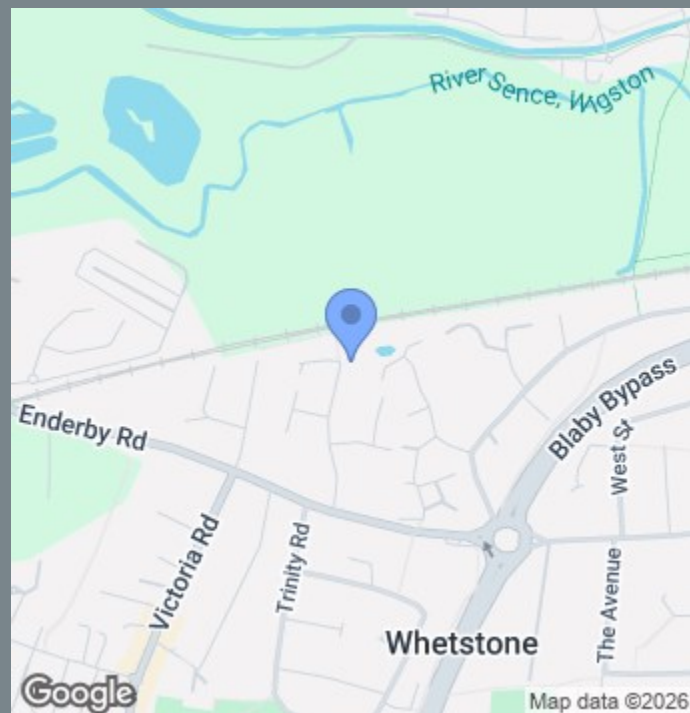
22 Vicarage Lane, Whetstone, LE8 6YX
£220,000

OVERVIEW

- Detached Bungalow
- Great Location
- No Onward Chain
- Porch & Kitchen
- Lounge Diner
- Two Bedrooms & Shower Room
- Low Maintenance Garden
- Driveway & Garage
- Viewing Advised
- EER - tbc, Freehold, Tax - C

LOCATION LOCATION....

Vicarage Lane is situated within the popular village of Whetstone, a well-regarded and established area known for its strong community feel and excellent local amenities. The village offers a variety of shops, supermarkets, cafés, pubs and everyday services, with further retail and leisure facilities available nearby in Blaby and at Fosse Park. Families are particularly well catered for, with reputable schools including Badgerbrook Primary School and nearby secondary schooling within easy reach. Residents also enjoy access to local parks, open green spaces and countryside walks, creating a pleasant environment for outdoor activities. Vicarage Lane is well positioned for travel, with convenient access to the A6, M1 and M69 motorway networks, along with regular bus services into Leicester and surrounding areas. Combining village charm, strong schooling and excellent connectivity, Whetstone remains a highly desirable place to live.



THE INSIDE STORY

Situated on a lovely and peaceful lane, this detached bungalow is offered to the market with no onward chain, presenting a fantastic opportunity for those seeking comfortable single-storey living in a desirable setting. The property is approached via a useful porch, leading into a bright and welcoming interior. The lounge diner is a particularly spacious and versatile area, benefitting from dual aspect windows that allow natural light to flood the space throughout the day. The lounge area is centred around a charming feature fireplace, creating a cosy focal point, while the dining area offers ample room for a table and chairs—perfect for family meals, entertaining guests, or simply enjoying everyday living. The kitchen provides a practical layout with plenty of potential, offering a great space for cooking and day-to-day use. The bungalow features two well-proportioned bedrooms, both offering flexibility depending on your needs—whether as comfortable sleeping accommodation, a guest room, or even a home office or hobby space. Bedroom one benefits from fitted wardrobes, providing excellent storage, while the second bedroom can be adapted to suit a variety of uses. The shower room serves the property and provides a functional and convenient space. Externally, the property continues to impress. A driveway provides off-road parking and leads to a garage, offering additional storage or secure parking. The rear garden has been designed with low maintenance in mind, featuring a patio area ideal for outdoor seating and artificial grass, allowing you to enjoy the space with minimal upkeep. A wonderful home offering space, potential, and a peaceful location—early viewing is highly recommended.

