

## Room Sizes

### Entrance Hallway

### Living Room

16 x 12'11

### Kitchen Diner

10 x 18

### Utility

5'2 x 7'1

### Downstairs Bathroom

6'2 x 5'7

### Bedroom One

11'10 x 9'4

### Bedroom Two

7'11 x 14'9

### Bedroom Three

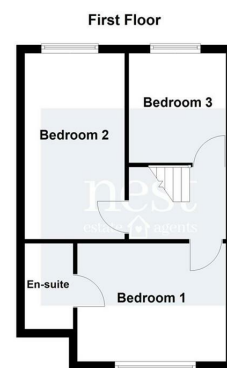
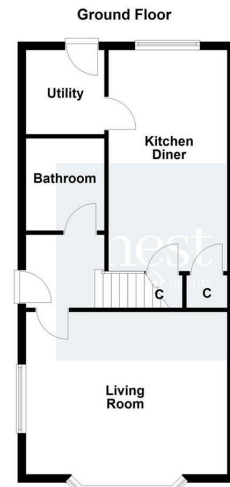
7'9 x 8'9

### En-Suite

3'09 x 8'01

### Garage

22 x 8'11



**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.

Brook Street, Whetstone, Leicester LE8 6LA

Offers Over £250,000

# The Story Begins

- Semi Detached Home With A Lovely Outlook
- Entrance Hall
- Spacious Living Room
- Kitchen Diner
- Utility Room
- Downstairs Bathroom
- Three Bedrooms
- En-Suite Shower Room To Bedroom One
- Enclosed Garden & Detached Garage
- Freehold EPC - D 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.



# Inside Story

This delightful semi-detached house, offered with no upward chain, presents an excellent opportunity for families seeking a comfortable and well-designed home. Beautifully presented with a contemporary design throughout. As you step inside, you are welcomed by an entrance hall that leads into a cosy but spacious living room, where a log burner creates a warm and inviting atmosphere, perfect for relaxing evenings.

The heart of the home is the well-appointed kitchen, which boasts a range of modern wall and base units. It is equipped with an integrated oven, a gas hob with an extractor fan, and a dishwasher, ensuring that meal preparation is both efficient and enjoyable. A central unit enhances the kitchen's functionality, providing additional preparation space and there is ample room for a family dining table, making it an ideal setting for both everyday living and entertaining guests. Conveniently, the kitchen also connects to a utility room, which offers plumbing for a washing machine and space for a fridge freezer.

The ground floor is further complemented by a family bathroom, fitted with a bath and overhead shower, WC, and wash hand basin, catering to the needs of the household. Ascending to the first floor, you will find three well-proportioned bedrooms, with the master bedroom featuring the en-suite shower room.

Outside, the rear garden is designed for low maintenance, featuring slabs and a raised wooden decking area, perfect for outdoor seating and enjoying the fresh air. The property also includes a garage, accessible from both the garden and the rear, along with off road parking, ensuring convenience for residents and visitors alike. A wonderful home in the village of Whetstone.

