

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Entrance Hall

Living Room

12'11 x 10

Kitchen & Dining

16'03 x 8'10

Conservatory

15'08 x 9'10

Bedroom One

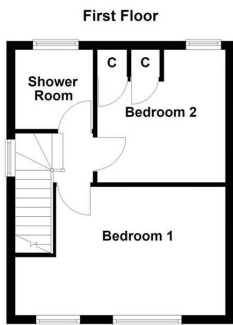
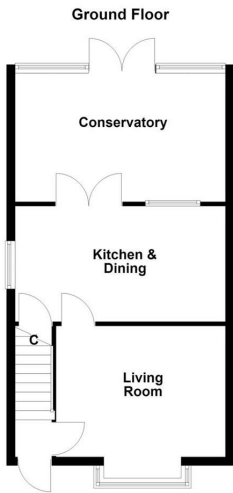
16'04 max x 9'04 max

Bedroom Two

9'07 max x 9'11

Shower Room

5'11 x 6'09



Fairview Avenue, Whetstone, Leicester LE8 6JQ

£239,950

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.

The Story Begins

- Immaculately Presented Two-Bedroom Semi-Detached Home
- Popular Village Location Of Whetstone
- Bright Living Room With Log Burner
- Fitted Kitchen With Integrated Appliances And Dining Space
- Spacious Conservatory With Flexible Seating Or Dining Space
- Two Double Bedrooms With Built-In Storage To Bedroom Two
- Family Shower Room With Shower, WC And Wash Hand Basin
- Air Conditioning Units Throughout The Property
- Rear Garden With Patio, Lawn And Off-Road Parking To The Front
- Freehold EPC Rating - D Council Tax Band - B

Location Is Everything

Situated in a sought after location of Whetstone, this home sits proudly in a Cul de sac position. 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

An immaculately presented two-bedroom semi-detached home, ideally situated in the popular village of Whetstone, close to a range of local amenities.

Upon entering, the bright and welcoming living room features a charming log burner, creating a cosy focal point. The kitchen is well equipped with a range of wall and base units, integrated appliances including an oven, grill, dishwasher, gas hob and extractor fan, as well as space for a washing machine, and space for a standing fridge freezer. There is also ample room for a dining table and useful under-stairs storage. French doors lead through to the spacious and bright conservatory, which provides flexible space for either a seating or dining area and enjoys views over the garden.

Upstairs, there are two well-proportioned double bedrooms, with bedroom two benefiting from built-in storage. The family shower room is fitted with a shower cubicle, WC and wash hand basin.

The property also benefits from air conditioning units throughout, perfect for keeping the home comfortable during the warmer summer months.

To the rear, the garden features a patio area ideal for outdoor seating, with the remainder neatly laid to lawn. To the front, there is convenient off-road parking.

We highly recommend an internal viewing to fully appreciate the presentation, space and features this lovely home has to offer.

