

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge

15'06 x 12'04 (4.72m x 3.76m)

Sitting Room

9'10 x 7'05 (3.00m x 2.26m)

Family Living Kitchen

10'10 x 20'02 (3.30m x 6.15m)

Downstairs Cloakroom

5'02 x 2'09 (1.57m x 0.84m)

Landing

Bedroom One

14' x 8'11 (4.27m x 2.72m)

Bedroom Two

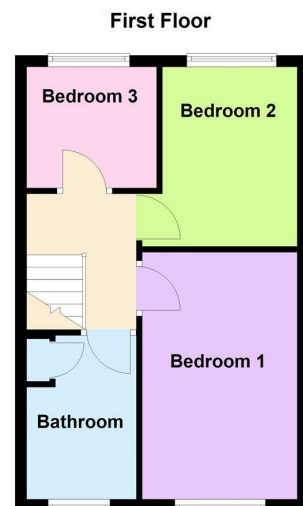
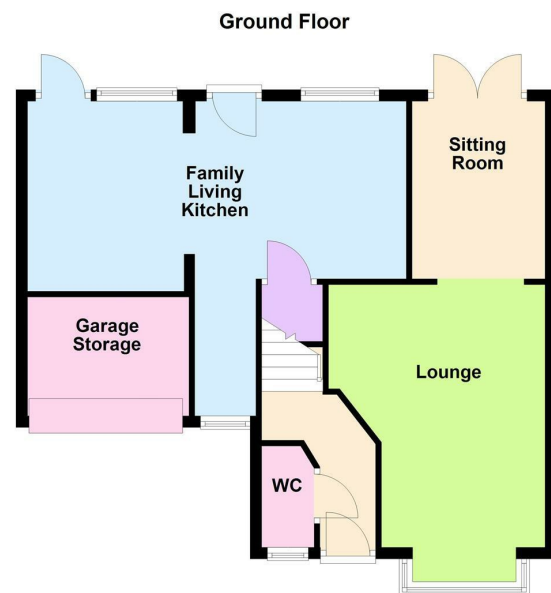
9'06 x 7'07 (2.90m x 2.31m)

Bedroom Three

6'07 x 7'05 (2.01m x 2.26m)

Bathroom

9'05 x 6'02 (2.87m x 1.88m)



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.

3 Mandarin Way, Whetstone, LE8 6ZE

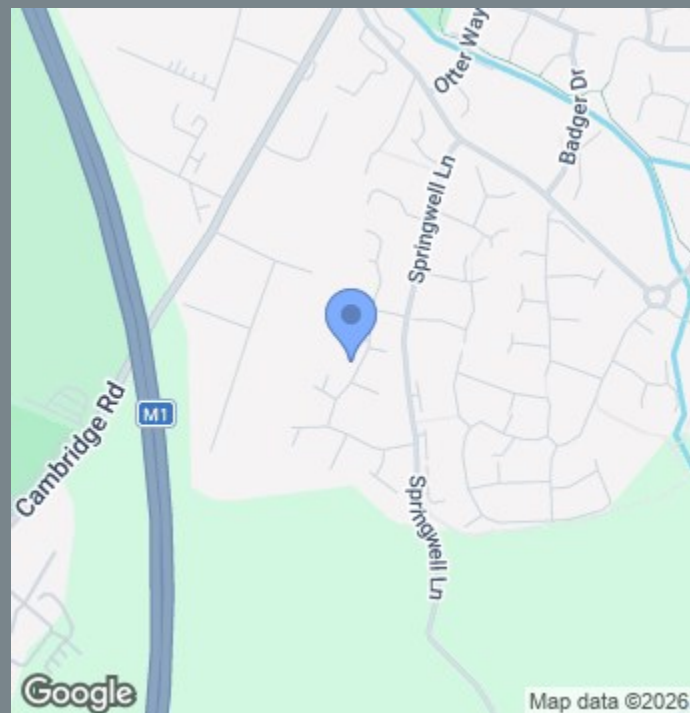
£325,000

OVERVIEW

- Extended, Detached Family Home
- Corner Plot In Excellent Location
- Hallway & Downstairs Cloakroom
- Lounge & Sitting Room
- Family Living Kitchen
- Three Bedrooms & Bathroom
- Driveway & Garage Storage
- Landscaped Rear Garden
- Viewing Is Advised
- EER - C, Freehold, Tax Band - C

LOCATION LOCATION....

Mandarin Way is located within a modern and highly regarded residential development in the popular village of Whetstone, offering a peaceful setting with a strong community feel. The village provides a good range of local amenities including shops, supermarkets, cafés, pubs and everyday services, with further retail and leisure facilities available in nearby Blaby and Leicester. Families are particularly well served, with well-regarded primary schools in the village and secondary schooling within easy reach. Residents also benefit from nearby parks, open green spaces and countryside walks, creating an ideal environment for outdoor activities and family life. Mandarin Way is well positioned for commuters, offering convenient access to the A6, M1 and M69 motorway links, along with regular public transport services into Leicester and surrounding areas. Combining modern living with village charm and excellent connectivity, Whetstone remains a highly desirable place to call home.



THE INSIDE STORY

Occupying a generous corner plot in a great location, this extended detached family home offers stylish, well-balanced accommodation that is tastefully finished throughout. With versatile living space & attractive outdoor areas, viewing is highly advised to fully appreciate all that is on offer. A welcoming entrance hall leads into the main reception spaces. The lounge is bright & inviting, enhanced by a charming bay window that fills the room with natural light, while a contemporary wall-mounted fire creates a sleek focal point. This space flows effortlessly into the sitting room, providing additional flexibility as a snug, playroom or second living area. French doors open directly onto the garden, allowing indoor & outdoor living to blend seamlessly. The heart of the home is the impressive family living kitchen, fitted with crisp white wall & base units complemented by contrasting wood-effect work tops. Designed with both practicality & sociability in mind, it offers ample workspace along with a dedicated dining area, perfect for family meals or entertaining guests. A door provides direct access to the garden, while a dedicated utility area keeps everyday essentials neatly tucked away. A downstairs cloakroom adds further convenience. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexible accommodation for growing families, guests or home working. The modern family bathroom is beautifully presented, creating a fresh & relaxing space. Externally, the property benefits from a driveway & garage storage, providing ample parking & additional practicality. The landscaped rear garden has been thoughtfully designed with a porcelain tiled patio & artificial grass, offering a low-maintenance yet stylish outdoor space ideal for relaxing or entertaining.

