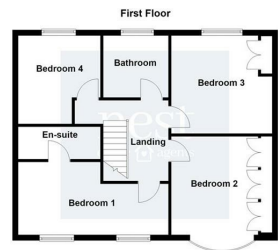
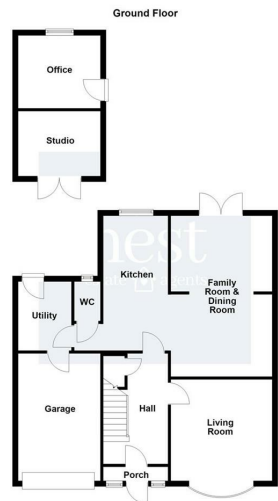


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
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Room Sizes

- Porch
- Hallway
- Living Room
14'2 x 11'10
- Dining & Family Room
18'10 x 14'2
- Kitchen
15'9 x 7'7
- WC
- Utility Room
8'1 x 5'6
- Garage
13'9 x 9'2
- First Floor Landing
- Bedroom One
15'11 max x 9'5 max
- En-Suite
- Bedroom Two
12 x 11'2
- Bedroom Three
12 x 11'2
- Bedroom Four
10 x 8'4
- Bathroom
8'6 x 6'9
- Studio
9'10 x 7'7
- Office / Gym
9'10 x 8'6



Enderby Road, Whetstone, Leicester LE8 6JH

£400,000

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
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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

- Extended Bay Fronted Semi Detached Home
- No Upward Chain
- Well Presented Throughout
- Porch, Hall & Living Room
- Kitchen, Dining & Family Area
- Utility Room & Downstairs WC
- Four Bedrooms, Bathroom & En-Suite
- Generous Garden With Studio & Office
- Ample Driveway & Garage
- Freehold, Energy Rating C & Council Tax Band C

Location Is Everything

Situated in the sought-after village of Whetstone, this home enjoys a non-estate position. The village has a lively community with plenty to offer, including Blaby & Whetstone Boys Club, a golf course and two primary schools, St Peter's and Badgerbrook. There are also several churches, public houses and a good selection of local amenities, including a post office, supermarket, pharmacy and dentist. Ideally positioned for access to Leicester city centre and the surrounding open countryside, Whetstone also benefits from excellent links to the motorway network and Narborough train station.



Inside Story

Welcome to this traditional bay-fronted, extended four-bedroom semi-detached home, offered to the market with no upward chain. Offering well-proportioned accommodation, a fitted kitchen/dining space and a south-facing rear garden with two versatile outdoor rooms, this property provides plenty of flexibility for family life.

The entrance porch leads through a stained-glass front door into a spacious hallway, providing a welcoming introduction to the home. The living room sits to the front, with a bay window allowing natural light to fill the room. To the rear, the fitted kitchen opens into the dining and family area, creating a sociable space for everyday living, with French doors leading out to the garden. The kitchen is fitted with a range cooker, while a separate utility room and ground-floor WC add further practicality.

Upstairs, there are four well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while bedrooms two and three both feature fitted wardrobes. The family bathroom completes the first-floor accommodation and includes a separate shower.

Outside, the gated, block-paved driveway provides ample off-road parking and leads to the integral garage. The south-facing rear garden offers patio and lawn areas, providing space to relax and enjoy the outdoors. Two additional outdoor rooms offer further versatility and are currently used as an art studio and an office. These spaces could equally suit a home gym, playroom, hobby room or dedicated workspace, depending on your needs.

With its extended layout, useful additional spaces and the benefit of no upward chain, this home offers a range of possibilities for its next owners.

