22a Cross Street, Enderby LE19 4NJ Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk www.nestegg-properties.co.uk nestegg

## FLOOR PLAN

## **DIMENSIONS**

**Entrance Hall** 6'3 x 4'9 (1.91m x 1.45m)

Living Room 14'6 x 11'5 (4.42m x 3.48m)

**Dining Kitchen** 15'03 x 10'7 (4.65m x 3.23m)

**Rear Lobby** 5'4 x 4'4 (1.63m x 1.32m)

**Downstairs WC** 5'8 x 4'7 (1.73m x 1.40m)

**First Floor Landing** 10'5 x 7'1 (3.18m x 2.16m)

**Bedroom One** 15'08 max x 9'10 (4.78m max x 3.00m)

**Bedroom Two** 14'02 x 7'6 (4.32m x 2.29m)

**Bedroom Three** 9'9 x 7'1 (2.97m x 2.16m)

Family Bathroom 77 x 6'5 (2.31m x 1.96m)



Total area: approx. 81.3 sq. metres (875.0 sq. feet)





IXTURES AND FITTINGS All tems in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

Vilephone: 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.

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OFFER PROCEDURE! I 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

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 relie

33 Abbott Way, Whetstone, LE8 6RA

40% Shared Ownership £114,000

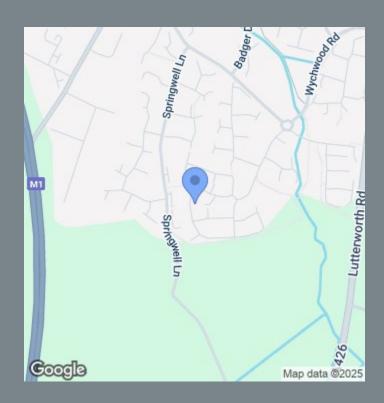
### **OVERVIEW**

- · Three Double Bedrooms
- · Family Bathroom
- Downstairs WC
- · Large Kitchen Diner
- · Lovely Family Lounge
- · Perfect First Time Buy
- 40% Shared Ownership
- · Council Tax Band B
- · Lease Hold 115 yrs remaining
- EPC Rating B

## LOCATION LOCATION....

Abbott Way in Whetstone, Leicestershire, is a pleasant residential area in a well-connected village. Whetstone has a friendly community feel with good local amenities, including primary schools (St. Peter's and Badgerbrook), parks, and shops. The village offers a mix of green spaces and modern conveniences, making it ideal for families.

There are local pubs, cafes, and supermarkets, along with easy access to Leicester for more shopping and entertainment. Public transport links, including regular bus services and nearby Narborough railway station, make commuting easy. The area is generally quiet, safe, and well-maintained, offering a nice balance between village life and accessibility to the city.











# THE INSIDE STORY

Welcome to Abbott Way, Whetstone — a fantastic opportunity to step onto the property ladder with this well-sized, three-bedroom semi-detached home available on a 40% shared ownership basis.

As you enter, you are greeted by a welcoming entrance hall leading to a spacious family lounge. The heart of the home is the large kitchen-diner, complete with a fully fitted kitchen featuring integrated appliances and ample space for a dining table—perfect for family meals and entertaining. A rear lobby provides access to a convenient downstairs WC.

Upstairs, you'll find three generously sized double bedrooms and a modern family bathroom.

The rear garden offers a mix of paved slabs, lawn and recently installed decking, ideal for outdoor seating and relaxation. To the front, a private driveway provides parking for two cars.

Located in a desirable residential area with excellent local amenities and transport links, this home is perfect for first-time buyers looking for comfort, space and affordability. Don't miss out—arrange a viewing today!







