

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)

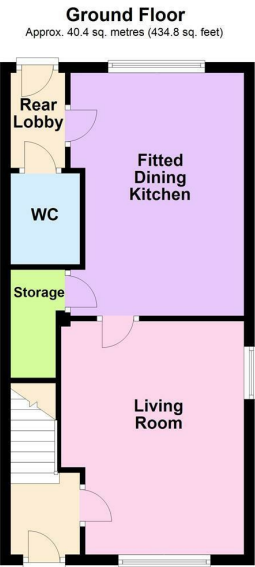
First Floor Landing
10'5 x 7'1 (3.18m x 2.16m)

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

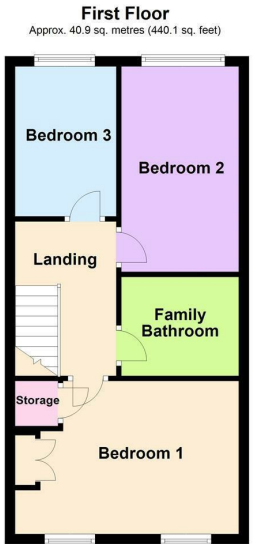
Bedroom Two
14'02 x 7'6 (4.32m x 2.29m)

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

Family Bathroom
7'7 x 6'5 (2.31m x 1.96m)



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



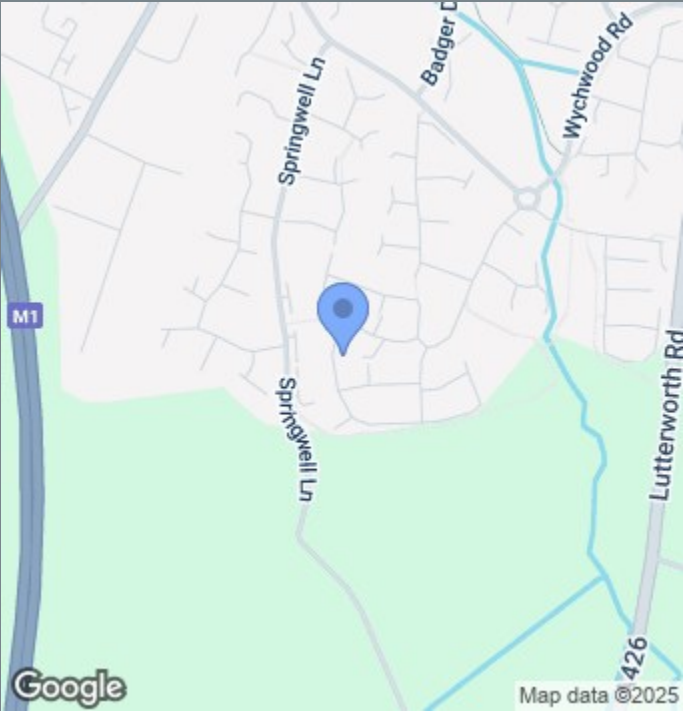
OVERVIEW

- 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!

