

FLOOR PLAN

DIMENSIONS

Porch
2'11 x 4'09 (0.89m x 1.45m)

Lounge
14'02 x 14' (4.32m x 4.27m)

Dining Kitchen
8'07 x 14' (2.62m x 4.27m)

Conservatory
7'08 x 7'01 (2.34m x 2.16m)

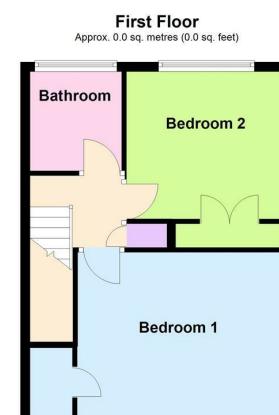
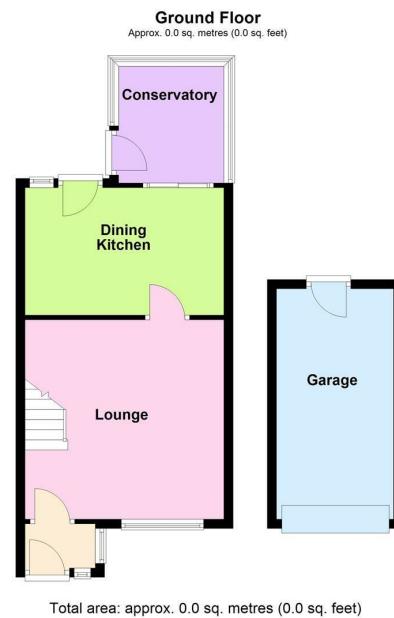
Landing

Bedroom One
11' x 10'07 (3.35m x 3.23m)

Bedroom Two
9'04 x 7'09 (2.84m x 2.36m)

Bathroom
6'06 x 5'09 (1.98m x 1.75m)

Garage
16'01 x 8'03 (4.90m x 2.51m)



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: 0116 286 9700 • Email: sales@nestegg-properties.co.uk

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

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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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

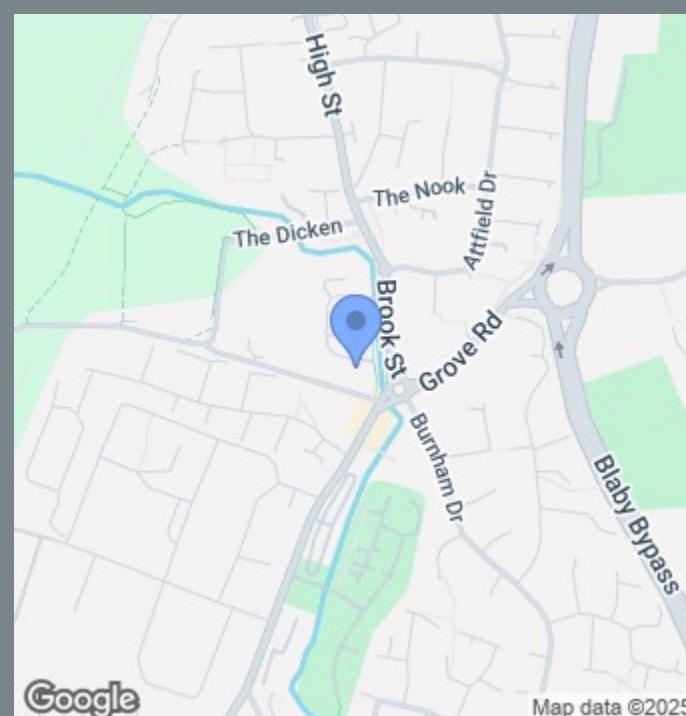
35 Bridge Way, Whetstone, LE8 6LY
Asking Price £225,000

OVERVIEW

- Lovely Home In Fabulous Location
- Ideal First Time Buy
- Porch & Lounge
- Dining Kitchen & Conservatory
- Two Double Bedrooms
- Family Bathroom
- Landscaped Garden
- Driveway & Detached Garage
- Viewing Is Advised
- EER - C, Freehold, Tax Band - B

LOCATION LOCATION....

Tucked away in the heart of Whetstone, Bridgewater Close offers that rare blend of village charm and city convenience. Morning walks can begin in leafy Warwick Road Park, where the sound of a cricket match drifts through the air in summer and children's laughter carries from the playground. The High Street hums with friendly cafés, independent shops, and cosy pubs perfect for a weekend lunch. Life here moves at a gentler pace, yet everything you need is close at hand — from well-regarded schools to active community clubs and welcoming social events. When the city calls, regular buses, nearby train stations, and swift access to the M1 make Leicester and beyond effortlessly reachable.



THE INSIDE STORY

Tucked away at the end of a peaceful cul-de-sac, this charming end townhouse is the perfect choice for a first-time buyer or savvy investor. Step inside through the welcoming porch into a bright, inviting lounge, where a large picture window frames the outside world & a feature fireplace adds warmth & character. The elegant dining kitchen, with its shaker-style cabinets, contrasting work surfaces & breakfast bar for casual mornings, flows effortlessly through patio doors into the sunlit conservatory—a tranquil spot to relax, dine or simply watch the garden change with the seasons. Upstairs, two spacious double bedrooms, each with built-in storage, promise restful nights, while the fresh white bathroom brings a touch of everyday luxury. Outside, the beautifully landscaped garden is a private haven, with lush lawn, colourful borders, a sunny patio & an undercover seating area for all-weather entertaining. With a driveway & detached garage completing the picture, this charming home invites you to settle in, make memories & enjoy a life of ease.

