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

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
125' x 16'6 (38.10m x 5.03m)

Dining Room
10' x 11'7 (3.05m x 3.53m)

Garden Room
17'11 x 12' (5.46m x 3.66m)

Kitchen
11' x 12' (3.35m x 3.66m)

Bedroom One
11' x 11'11 (3.35m x 3.63m)

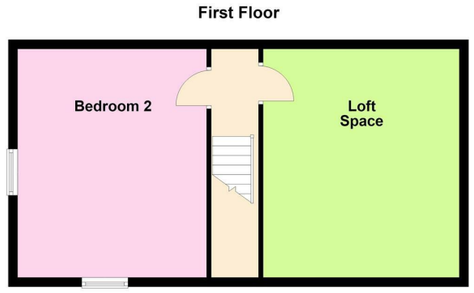
Shower Room
5'9 x 8'3 (1.75m x 2.51m)

Landing

Bedroom Two
16'4 x 13'5 (4.98m x 4.09m)

Loft Space
16'4 x 14'4 (4.98m x 4.37m)







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.

The Robins Woodway, Whetstone, Leicestershire, LE8 6HX

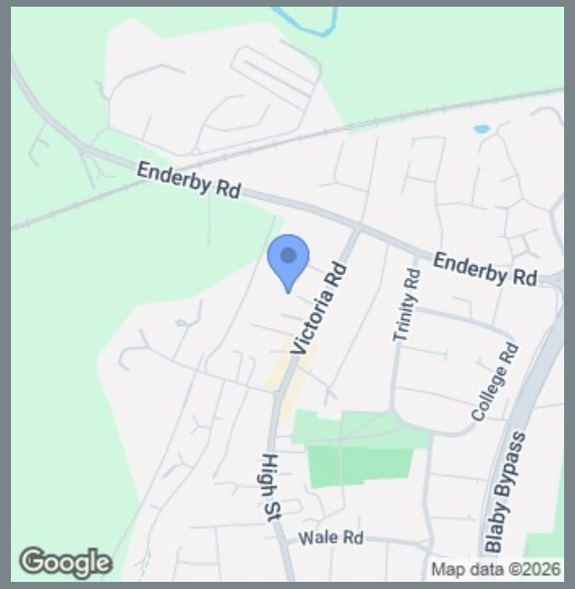
Offers In Excess Of £350,000

OVERVIEW

- Spacious Bungalow
- Fabulous Plot & Location
- Entrance Hallway
- Lounge, Dining Room & Kitchen
- Garden Room
- Two Bedrooms & Shower Room
- Driveway & Garage
- Mature Rear Garden
- Viewing Is An Absolute Must
- EER - tbc, Freehold, Tax Band -

LOCATION LOCATION....

Woodway enjoys a lovely position within the popular village of Whetstone, a well-established & friendly community offering the perfect blend of village life, everyday convenience & easy access to Leicester. The village has a great choice of amenities, with Co-op Food - Whetstone - Warwick Road, local convenience stores & independent businesses, together with pubs, cafés, takeaways and the popular Attfield's Farm Shop Ltd, while neighbouring Blaby & Fosse Park provide an even wider choice of shopping, dining & leisure. Families are particularly well catered for, with Badgerbrook Primary School & St Peter's C of E Primary School both within Whetstone, alongside further schooling in the surrounding villages. The area has a real community feel, with sports clubs, Scouts, Guides, churches & village activities bringing residents together throughout the year. Green space is another real attraction, with Oliver Park, Warwick Rd Sports Ground and the Whetstone Way offering opportunities for children's play, dog walks, exercise & leisurely strolls, while open countryside lies just beyond the village. For commuters, regular bus services provide connections towards Blaby & Leicester city centre, with excellent road links to the A426, A563, M1 & M69, while Narborough railway station is also within easy reach. Combining excellent amenities, schooling, green spaces, a strong community spirit & fantastic transport links, Woodway offers a wonderful setting for family life.











THE INSIDE STORY

Tucked away within a pleasant cul-de-sac and occupying a fabulous, established plot, this detached bungalow offers generous and versatile accommodation, with the added bonus of no onward chain. Step inside through the hallway, which provides access to the principal ground-floor rooms. The kitchen enjoys dual-aspect windows, bringing in plenty of natural light, and is fitted with ample cabinetry for everyday storage. There is plumbing for both a washing machine and dishwasher, making this a practical space with the potential to be updated and personalised over time.The spacious lounge provides a comfortable setting in which to relax, with a feature fireplace creating a natural focal point. An opening leads through into the dining room, giving the two spaces a lovely sense of flow whilst still allowing each area to have its own purpose. Whether hosting family Sunday lunches, enjoying dinner with friends or simply spreading out day to day, this arrangement works beautifully. Beyond here, the garden room offers another inviting living space and a wonderful spot from which to sit back and enjoy views over the garden throughout the seasons.Bedroom one is conveniently positioned on the ground floor and benefits from fitted wardrobes, whilst the shower room completes the accommodation on this level. Stairs rise to the first floor where you will find bedroom two, creating a more private sleeping space that could equally lend itself to guests, a hobby room or home office depending on your needs. There is also additional loft space, providing useful storage.Outside is where this bungalow really comes into its own. A driveway provides off-road parking and leads to a detached garage, whilst the substantial rear garden has been lovingly established over the years. A patio creates the perfect spot for outdoor dining and summer entertaining, opening onto a generous lawn surrounded by mature trees and shrubs that give the garden plenty of colour, character and privacy.







