

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge  
12x19'5 (3.66mx5.92m)

Breakfast Kitchen  
18'4x8'7 (5.59mx2.62m)

Dining Room  
8'11x11'7 (2.72mx3.53m)

Conservatory  
12'11x11'7 (3.94mx3.53m)

Downstairs WC

First Floor Landing

Bedroom One  
10x10'1 (3.05mx3.07m)

Ensuite

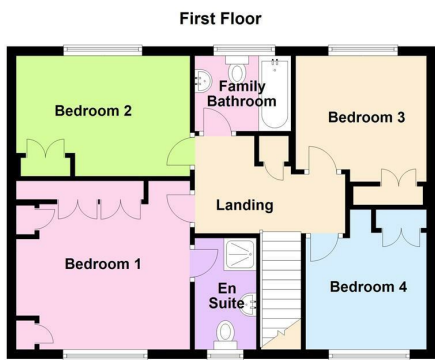
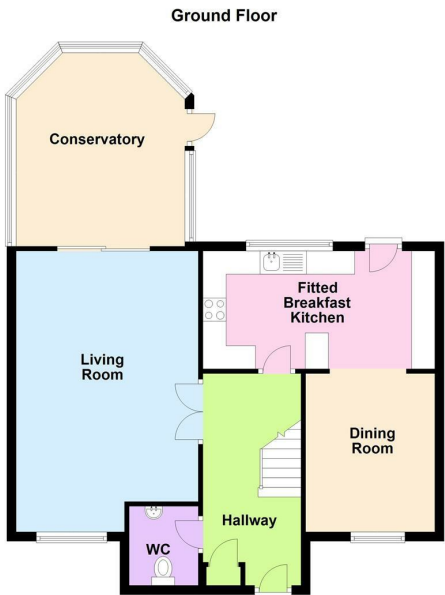
Bedroom Two  
12'8x9'1 (3.86mx2.77m)

Bedroom Three  
10'6x7'8 (3.20mx2.34m)

Bedroom Four  
9'2x7'11 (2.79mx2.41m)

Bathroom  
8x5 (2.44mx1.52m)

Double Garage



**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, Leicestershire, LE8 4DW  
Telephone: 0116 277 2277 • Email: [blaby@nestestateagents.co.uk](mailto:blaby@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.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 277 2277 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.

Treetops, 3 The Dicken, Whetstone, Leicester, LE8 6LE  
£450,000

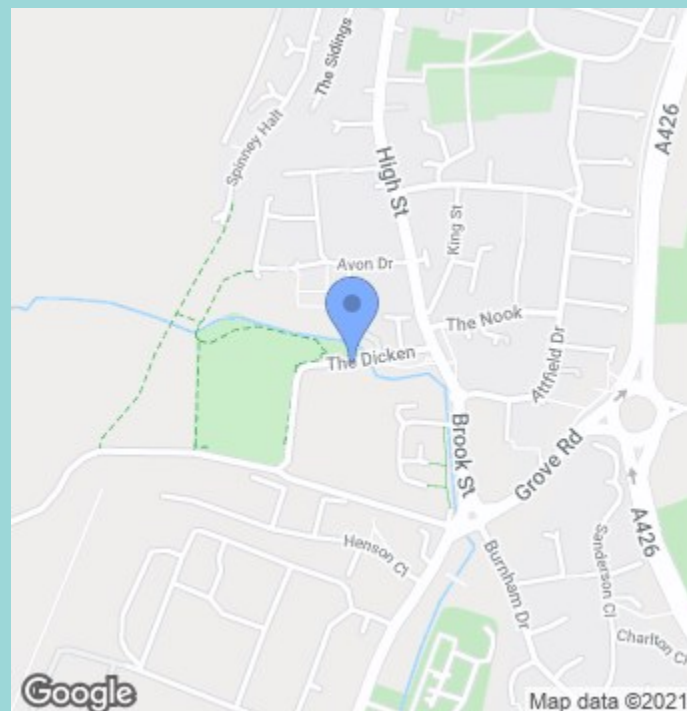


# OVERVIEW

- Beautiful Detached Family Home
- Situated In A Non Estate Location & Occupying A Substantial Plot
- Private Driveway & Double Garage
- No Upward Chain & Potential For Extension
- Entrance Hallway, Downstairs WC & Living Room
- Dining Room & Conservatory
- Refitted Breakfast Kitchen
- Four Well Proportioned Double Bedrooms
- Family Bathroom & En-Suite
- Energy Rating D

## LOCATION LOCATION....

In Whetstone you'll enjoy a lively local community with plenty going on, there's Blaby & Whetstones Boys Club, a golf course, two good primary schools, St Peters and Badgerbrook, three churches, a few public houses and a good selection of local shops including a post office, a supermarket, a pharmacy and a dentist. Whetstone is located within a close proximity to the city and the open countryside, with excellent access to the motorway networks and Narborough train station.



## THE INSIDE STORY

*This charming and much loved detached family home is nestled away in a corner position within a private sought after Cul-De-Sac in the village of Whetstone. With flexible accommodation across two floors, occupying the most wonderful plot this delightful detached property has scope to extend subject to local planning, nest believe an internal viewing is the only way you will truly appreciate both the homes location and grounds as well as the sheer amount of potential and scope that this property has to offer. On approach to this lovely home you will be greeted with a driveway that leads you to the double garage with up and over doors. Entering through the front door into the central hallway double doors will move you into the living room, having a window to the front of aspect and sliding French doors to the rear which leads into a conservatory. The conservatory is the ideal place for relaxing whilst providing views over the magnificent garden. Entering into the breakfast kitchen, this is a great space to enjoy family meals and entertaining. It is fitted with a range of gloss wall and base units, an oak effect butcher block work surface, sink drainer, electric hob and cooker with extractor fan over, integrated fridge freezer, built in microwave oven, plumbing for a washing machine and access to the rear. A nice open archway takes you into the dining area which has ample room for a family table and chairs perfect for more formal meals. The First floor is home to four well proportioned double bedrooms, one of which has an en suite comprising of pedestal wash hand basin, low level wc and shower cubicle. All the bedrooms benefit from fully fitted wardrobes. Over in the family bathroom is a pedestal wash hand basin, low level w/c and bath with shower over. Externally to the rear a delightful wrap around garden awaits, with mature trees there is a fabulous sense of privacy and ample lawn space. Energy Rating C.*

