

Room Sizes

Entrance Hall

Downstairs WC
5'10" x 2'0"

Study/Playroom
11'0" x 7'0"

Living Room
13'0" x 11'0" min

Open Plan Kitchen Diner
23'8" x 11'8" max

Sitting Room
13'0" x 12'0"

First Floor Landing

Bedroom One
18'2" x 7'0"

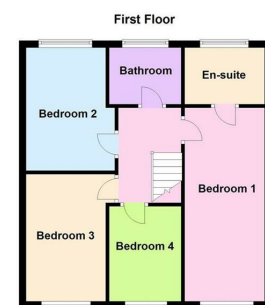
En Suite Shower Room
7'0" x 5'3"

Bedroom Two
11'0" x 9'0"

Bedroom Three
11'0" x 9'11"

Bedroom Four
9'1" x 6'0"

Family Bathroom
6'0" x 5'0"



Leveret Drive, Whetstone LE8 6BH

Price Range £425,000

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, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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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 and 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 Story Begins

- Stunning Extended Detached Family Home
- Sought After Location
- Entrance Hall & Downstairs WC
- Cosy Living Room & Study/Playroom
- Beautiful Open Plan Kitchen Diner
- Separate Sitting Area With Velux Ceiling
- Four Well Proportioned Bedrooms
- Family Bathroom & En Suite Shower Room
- Off Road Parking, Storage Garage & Pretty Rear Garden
- EPC Rating - C, Council Tax Band - D & Freehold - Price Guide £425,000 - £435,000

Location Is Everything

Location Location Location, This is one not to be missed, situated close to the highly regarded Badgerbrook Primary School. This fabulous home demands an internal viewing. In Whetstone, you will enjoy a lively local community with plenty going on; there is Blaby & Whetstone Boys Club, a golf course, two reputable primary schools, St Peters and the Ofsted outstanding Badgerbrook. There are several churches, 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.



Inside Story

Guide Price £425,000 - £435,000 Impeccably presented & improved by the current owner this detached family home within a sought after Cul-De-Sac. On approach to this lovely home you will be greeted with a paved driveway that leads you to a garage that has been converted yet still retaining storage to the front, with an up & over door. Entering through the front door you will arrive in the entrance hall with stairs rising to the first floor, and access into the essential downstairs wc & the study/playroom, with built in storage & sink this room can be utilised to suit your families needs. The living room has a pretty half bay window allowing in plenty of natural light, tasteful decor & a feature panelled wall defining a focal point for the room. Offering a fabulous sense of space the open plan dining kitchen is a delight, there is plenty of room for a formal dining table & Stylish gloss units with marble effect work surface are surrounded by tiling, there is a sink drainer with mixer tap, space for an American fridge freezer, plumbing for a washing machine as well as an integrated double oven, microwave oven, hob & extractor fan. With the addition of the breakfast bar this really has to be the hub of the home, perfect for entertaining & socialising. Look up in the sitting room, Wow this space is a great addition to this home, with bi folding doors opening out onto the patio, this room is an amazing place to relax and enjoy your home. Traveling up to the first floor landing you will be met with four bedrooms, the main bedroom boasts of a modern en-suite with three further well proportioned rooms. Over in the family bathroom there is a white suite comprising of pedestal wash hand basin, low level WC, bath & neutral tiling. Externally the rear garden is low maintenance, having a fenced perimeter, astro turf & attractive patio areas with one benefitting from a pagoda, a wooden gate leads you to the front of this home.

