

## Room Sizes

### Entrance Hall

**Downstairs WC**  
6'45" x 2'8"

**Playroom/Study**  
10'09" x 8'76"

**Living Room**  
16'05" x 12'46"

**Open Plan Living Dining Kitchen**  
21'35" x 16'94" max

**Utility**  
9'2" x 4'9"

### First Floor Landing

**Bedroom One**  
13'3" x 9'62"

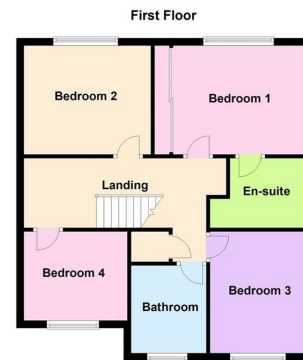
**En Suite Shower Room**  
6'91" x 6'21" max

**Bedroom Two**  
11'24" x 9'63"

**Bedroom Three**  
10'98" x 8'5"

**Bedroom Four**  
9'02" x 7'10"

**Family Bathroom**  
7'83" x 6'83"



Burnham Drive, Whetstone LE8 6HY

£475,000

**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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Call us on 0116 2772277 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 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

- Exclusive Extended Detached Family Home
- Impressive Entrance Hall & Downstairs WC
- Inviting Living Room & Separate Playroom
- Stunning Open Plan Living Dining Kitchen & Utility
- Four Well Proportioned Bedrooms
- Stylish Family Bathroom & En Suite Shower Room
- Off Road Parking & Double Drive
- Landscaped Rear Garden
- Offered For Sale With No Upward Chain
- EPC Rating - D, Council Tax Band - E & Freehold

# Location Is Everything

The fabulous detached home offers space in abundance with room to extend subject to local planning consent. Whetstone is a great place to live, you will enjoy a lively local community with plenty going on, there is Blaby & Whetstones Boys Club, a golf course, two primary schools, St Peters and Badgerbrook and two feeder high Schools in surrounding villages. There are churches, public houses and a good selection of local shops including a post office, supermarket, 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

Standing proudly back from the road, this exquisite extended executive home offers elegance and charm, presenting a contemporary and modern decor that is sure to captivate any discerning buyer. The focal point of this luxurious home is the impressive open-plan kitchen meticulously designed with every modern convenience in mind, boasting built-in appliances, space for a family dining table with double doors bringing the outside in and a utility area essential for everyday family living and adds functionality catering perfectly to the needs of a bustling family household. The sitting room has a cosy feel with doors leading out onto the garden and a feature fireplace.

Additionally, a versatile playroom/study offers the flexibility of creating a designated space for either a children's play area or a tranquil work-from-home office, an ideal feature for today's dynamic lifestyles. There is a cloakroom adding convenience to the ground floor layout.

To the first floor, thoughtfully designed and featuring 4 generously proportioned bedrooms, with the master bedroom offering a touch of indulgence with its own en-suite a private sanctuary to unwind and recharge after a long day. The remaining bedrooms share access to a beautifully appointed family bathroom.

Moving outside, prepare to be enthralled by the meticulously landscaped garden, a true oasis of tranquillity. A well-manicured lawn provides the perfect space for outdoor relaxation, while a decked area offers an inviting spot for al fresco dining and entertaining, creating the perfect setting for making unforgettable memories with family and friends. This meticulously crafted home truly offers luxury living at its finest, offering a harmonious blend of modern elegance and timeless sophistication. Contact nest Estate Agents today to schedule a viewing of this stunning property, where luxury and comfort converge seamlessly to create a dream family home.

