

Room Sizes

Entrance Vestibule

Living Room

14'8" x 12'10"

Dining Kitchen

20'11" x 13'7" max

Utility

Downstairs WC

Rear Porch

Conservatory

9'8" x 9'3"

Bedroom Five/Playroom

16'4" x 7'9"

First Floor Landing

Bedroom One

12'10" x 11'2" max

En Suite Shower Room

Bedroom Two

10' x 9'11"

Bedroom Three

10'11" x 9'11" max

Bedroom Four

8'8" x 8'1"

Family Bathroom



Beaver Close, Whetstone, Leicester LE8 6ZX
Price Guide £399,950

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

FREE PROPERTY VALUATION 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 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 Detached Family Home
- Guide Price £399,950 -£419,950
- Immaculately Presented & Beautifully Improved
- Driveway, Low Maintenance Rear Garden & 3 Outbuildings With Electric
- Entrance Vestibule & Living Room
- Fabulous Dining Kitchen & Conservatory
- Utility Room & Downstairs WC
- Four Bedrooms, Bathroom & En-suite
- Fifth Bedroom/Playroom But Can Easily Be Reverted To A Garage Again
- EPC Rating - D, Council Tax Band - D & Freehold

Location Is Everything

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

This beautiful detached family home is situated within walking distance of Badgerbrook Primary School. Presented for sale in immaculate condition this wonderful turn key property has been greatly improved by the current owners & is without doubt a house you will be proud to own. The entrance vestibule leads straight into the living room with beautiful wood effect flooring that continues throughout the majority of the downstairs living. This space has a modern yet cosy feel with a bay window & feature fireplace. A great addition to this home is the converted garage which can be revered if desire but the current owners currently use this room as a fifth bedroom and it was previously a playroom. The dining kitchen just has to be the hub of the home, perfect for entertaining & socialising. The kitchen itself has stylish wall & base units with roll edge work surface, sink drainer, space for an American fridge freezer, range cooker with extractor hood over and plumbing for a dishwasher. The dining area has ample space for formal meals whilst the French doors open out into the conservatory connecting the rooms to make a lovely open plan space. The utility room has space for a washing machine, additional storage & access into the WC. Travelling up to the first floor you will find the family bathroom with a white suite comprising of wash hand basin, low level wc, bath with shower over & screen & towel rail. There are four comfortable & carpeted bedrooms, three of which are doubles & one good single. The main bedroom boasts fitted wardrobes & modern en-suite shower room. Externally this property is well maintained there is a drive & access to the rear garden through the rear lobby. The garden is enclosed and low maintenance thanks to the Astro turf. This home benefits from three outbuildings with electric which can be utilised to suit your needs.

