

## Room Sizes

### Entrance Hallway

**Lounge**  
19x12'1

**Kitchen**  
10'04x10'09

**Dining Room**  
11x9

### Utility Room

**Snug/Office**  
11'03x8'05

**Conservatory**  
10'11x10

### Downstairs WC

**Bedroom One**  
15'03x11

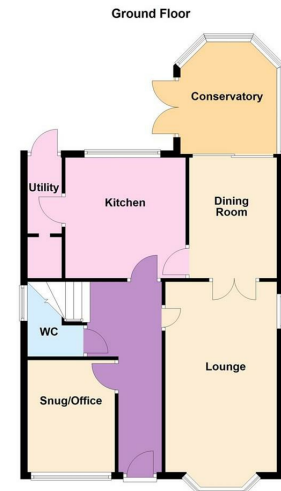
### Ensuite

**Bedroom Two**  
14x8'08

**Bedroom Three**  
10x9

**Bedroom Four**  
9x9

### Bathroom



**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?

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 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.

Wonderful family home - Franklin Way, Whetstone, Leicester LE8

Price Guide <sup>60Y</sup> £450,000

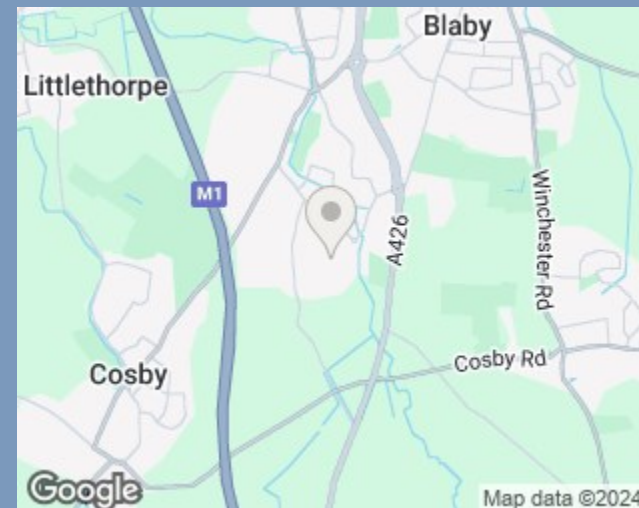


# The Story Begins

- Executive Detached Family Home
- GUIDE PRICE £450,000 - £460,000
- Entrance Hall With Downstairs Cloakroom
- Study/Snug
- Fitted Kitchen & Utility
- Four Bedrooms With The Master Bedroom Ensuite
- Family bathroom
- Gardens to The Front & Enclosed Garden To Rear, which the Owners have informed us is south facing.
- Off Road Parking & Detached Garage
- Freehold - EPC rating - C Council Tax E

# Location Is Everything

Set back from the road, our team at nest Estate Agents love this house and its accommodation being offered. A blank canvas ready to add your stamp. 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 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 executive family home sits beautifully on a corner plot. Lovingly cared for by its current owners, nest recommend an internal viewing. Stepping through the front door, you're greeted by the entrance hall featuring a staircase leading to the first floor and doors directing you to the living areas downstairs. Essential for any family home, the cloakroom features a low-level WC and a wash hand basin. The lounge, with a window to the front aspect, allows natural light to flood in, featuring a fireplace and double doors that can be opened to seamlessly connect with the dining room, or closed for a more intimate setting. Perfect for family dinners and entertaining, the dining room offers a versatile space. Bringing the outdoors indoors, the conservatory ensures you can enjoy the garden all year round, having doors leading out to the garden, this is a wonderful space to relax and unwind. Versatile in its use, the study/snug offers an additional space that can be tailored to suit your family's needs—be it a home office, reading nook, or retreat for the kids or parents! The well-appointed kitchen features shaker-style units, a sink drainer with mixer tap, and integrated appliances, including a double oven, hob, and extractor fan and fridge. This kitchen is designed to meet all your culinary needs. Adjacently located, the utility room adds to the functionality of the home, offering additional storage and workspace. The landing on the first floor provides access to four generous double bedrooms, each complete with fitted wardrobes. The master bedroom has an ensuite. The family bathroom is equipped with a three-piece suite comprising a bath, wash hand basin, and low-level wc. Externally positioned at an angle, this home makes a striking impression. The driveway provides ample off-road parking, and the detached garage offers parking additional storage space. The enclosed rear garden is primarily laid to lawn, complemented with a seating area, perfect for outdoor gatherings

