

## Room Sizes

**Lounge**  
13'7"x12'0"

**Dining Room**  
10'2"x8'6"

...

**Kitchen**  
15'1"x11'7"

...

**Conservatory**  
10'8"x10'3"

...

**Bedroom One**  
12'1"x9'3"

....

**Bedroom Two**  
11'10"x9'3"

.....

**Bedroom Three**  
9'1"x6'10"

.....

**Bathroom**  
6'5"x5'6"



Fox Covert, Whetstone LE8 6ZY

Offers Over £300,000

**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

**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.

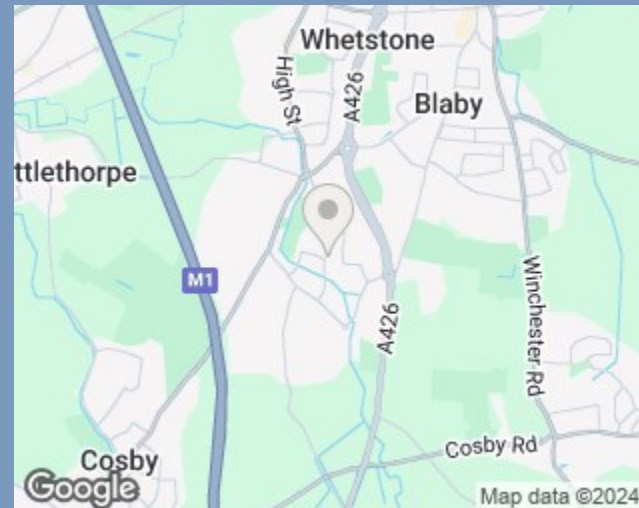


# The Story Begins

- Detached Family Home
- Lounge & Dining Area
- Conservatory
- Downstairs WC
- Three Bedrooms & Family Bathroom
- Off Road Parking
- Garage
- Private Enclosed Garden
- Sought After Location
- Epc - E & Council Tax D & Freehold

# Location Is Everything

In Whetstone you will enjoy a lively local community with plenty going on, there is Blaby & Whetstones Boys Club, a golf course, two very well regarded 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

Welcome to this wonderful detached home, set in a prominent position. As you step inside, you'll immediately sense the warm and welcoming atmosphere that permeates the entire property. The spacious living area is filled with natural light, making it the perfect spot for family gatherings and relaxation after a busy day. The dining area is ideal for sharing family meals and entertaining guests in comfort and style.

Adjacent to the main living areas is a bright and airy conservatory, which provides invaluable additional living space. From here, you can access the low maintenance garden, a superb area to enjoy the outdoors without the hassle of intensive upkeep. Moving through to the heart of the home, you'll find the kitchen. This modern space comes complete with wall and base units, centre breakfast bar, perfect for morning coffees, appliance space and an integrated gas oven and hob. space for a dining table and access to the side.

Upstairs, the property boasts three well-proportioned bedrooms, each offering ample space and comfort for family members. The family bathroom is thoughtfully designed and includes a bath with an overhead shower, wash hand basin and low level wc.

Externally, this property truly shines. Off-road parking ensures ease and convenience, while the garage provides additional parking or storage space as required.

