

## Room Sizes

### Entrance Hallway

### Living Room

13'8 x 11'3

### Dining Area

10'4 x 7'7

### Kitchen

11'4 x 7'9

### Utility Room

8'2 x 5

### Downstairs WC

### First Floor Landing

### Bedroom One

11'8 x 11'4

### Bedroom Two

11'7 x 9'2

### Bedroom Three

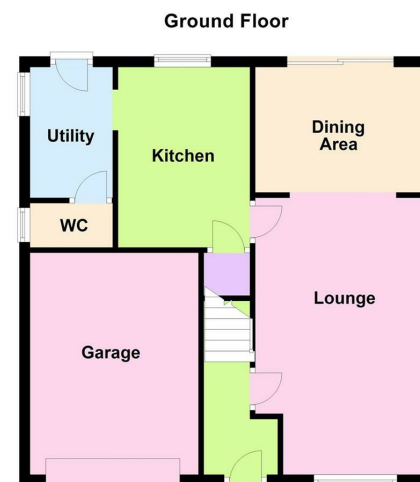
9'8 x 8'5

### Bedroom Four

8'2 x 7

### Family Bathroom

7'3 x 7'1



**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.

Sanderson Close, Whetstone, Leicester LE8 6ER

£385,000



# The Story Begins

- Wonderful Detached Family Home
- Beautifully Presented Throughout
- Stunning & Well Maintained Rear Garden
- Entrance Hallway, Living Room & Dining Area
- Fitted Kitchen, Utility Room & Downstairs WC
- First Floor Landing & Modern Family Bathroom
- Four Bedrooms - Three Doubles & One Good Single
- Driveway Leading To The Garage
- Energy Rating C
- Council Tax Band D & Freehold

# Location Is Everything

In Whetstone you'll enjoy a lively local community with plenty going on, there's a golf course, two regarded primary schools, St Peters and Badgerbrook, churches, The Dog & Gun and the popular Lime Tree public house. There is a great selection of local shops including a Co-Operative supermarket, a pharmacy and a dentist with a wider selection of amenities available in the nearby town of Blaby. 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

Situated within the charming Sanderson Close, this stunning detached family home is a true gem waiting to be discovered. Boasting four bedrooms, this property offers ample space for a growing family or those who love to entertain and even has drawings ready to go for a ground floor extension.

As you step inside, you are greeted by a beautifully maintained interior with tasteful decor that exudes warmth and comfort. The entrance hallway sets the tone for the rest of the house, leading you to a cosy living room that seamlessly flows into a dining area overlooking the lush garden. The fitted kitchen and utility room provide convenience, while the downstairs WC adds a practical touch to this lovely home.

Venture upstairs to find a stylish family bathroom and the four inviting bedrooms, each offering a peaceful retreat for relaxation, the main bedroom boasting fitted wardrobes. Outside, a driveway offers off-road parking and leads to a garage, ensuring both convenience and security for your vehicles.

The real highlight of this property is the enclosed, good-sized garden that awaits at the rear. With patio areas perfect for al fresco dining and plenty of lawn space for outdoor activities, this garden is a true oasis where you can unwind and create lasting memories with family and friends.

Don't miss the opportunity to make this house your home and enjoy the best of family living in this delightful abode.

