

Room Sizes

Entrance Hallway

Downstairs WC

Living Room

17'10 max x 11'6

Living Dining Kitchen

20 max x 17'2 max

Utility Room

First Floor Landing

Main Bedroom

24 x 10'3

En-Suite

Bedroom Two

10'10 x 10'6

Bedroom Three

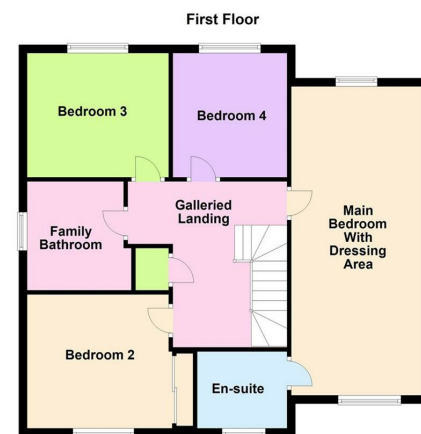
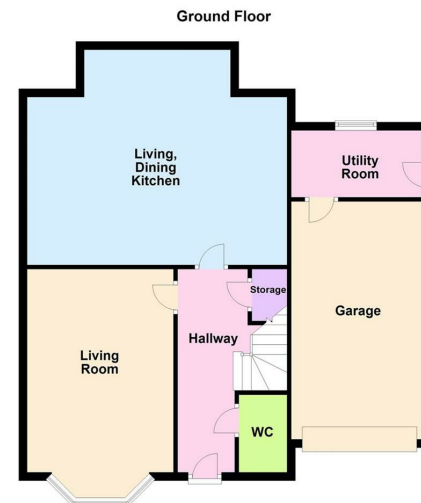
10'6 x 9'10

Bedroom Four

9'10 x 8'6

Family Bathroom

Garage



Ewan Close, Whetstone, Leicester LE8 6PB

£495,000

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

- Wonderful Detached Family Home
- Located Within A Private Cul-De-Sac
- Driveway & Integral Garage
- Entrance Hallway & Downstairs WC
- Separate Cosy Living Room
- Living, Dining Kitchen & Utility Room
- First Floor Landing & Family Bathroom
- Four Bedrooms & En-Suite
- Enclosed Rear Garden With Patio Area
- Awaiting Energy Rating, Council Tax Band E & 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

Welcome to The Maple. This delightful detached family home is a true gem waiting to be discovered. Presented for sale in immaculate condition and positioned within a private road this wonderful property must be viewed internally to truly appreciate. As you step into this home you are greeted by an inviting entrance hallway leading to a separate living room adorned with elegant decorative panelling, perfect for cosy evenings with loved ones.

The heart of this home lies in the living dining kitchen at the rear, boasting oak apex windows and French doors that flood the space with natural light, creating a warm and welcoming atmosphere. The kitchen is a chef's dream, featuring stylish wall and base unit, work surface, a breakfast bar, a range cooker, integrated dishwasher and fridge freezer. For added convenience, there is a utility room with additional storage, plumbing for a washing machine a side access door and a courtesy door into the garage.

Venture upstairs to find a modern bathroom with a white suite and a separate shower cubicle and neutral tiling catering to all your needs. The four double bedrooms offer ample space for the whole family, with the main bedroom boasting plenty of space for a dressing area and furniture and an en-suite shower room for added luxury and privacy.

Outside, the enclosed rear garden is a tranquil oasis, complete with a lush lawn, privacy conifer trees, and a charming patio area perfect for al fresco dining or simply unwinding after a long day. To the front of the property, an integral driveway and garage provide convenient parking options.

Don't miss the opportunity to make this wonderful property your own and create lasting memories in this private cul de sac location.

Important information - this home is subject to a private road fee of £25 per month.

