

## Room Sizes

### Entrance Hallway

### Downstairs WC

6'7 x 3'4

### Living Room

21'5 x 10'11

### Dining Kitchen

21'5 x 11'8

### Utility Room

5'2 x 5

### First Floor Landing

### Bedroom One

12'6 x 12'1

### En-Suite

5'10 x 3'4

### Bedroom Two

11 x 11

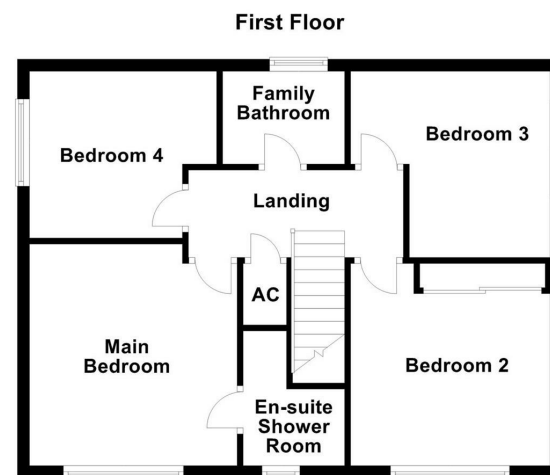
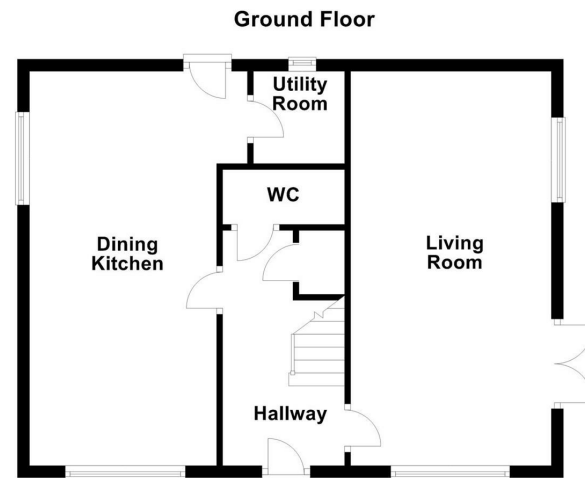
### Bedroom Three

11 max x 11 max

### Bedroom Four

11 max x 9'11 max

### Garage



Hunter Road, Whetstone, Leicester LE8 6AE

£385,000

**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.

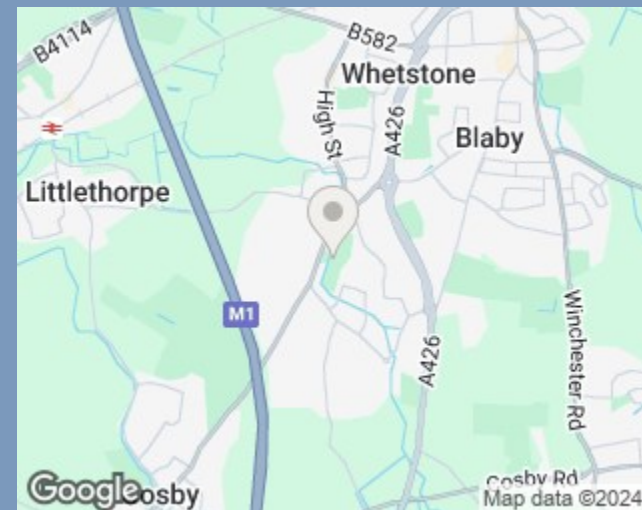
**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal 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

- Stunning Detached Family Home
- Entrance Hall & Essential Downstairs WC
- Lounge With Dual Aspect Light Source
- Wonderful Dining Kitchen With Separate Utility
- Four Well Proportioned Bedrooms
- Stylish En Suite Shower Room & Family Bathroom
- Off Road Parking & Single Garage
- Landscaped Rear Garden
- Viewing Is Essential On This Beautiful Home
- EPC Rating - B, 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 houses. 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

This stunning detached family home is situated within the modern Trinity Brook development in the sought after area of Whetstone. Entering into the central hallway you will be greeted with karndean effect flooring, staircase that rises to the first floor & access into the downstairs cloakroom. The living room is a bright & inviting space, with dual aspect windows & French doors out onto the garden. Helping to create a cosy feel is the stylish decor & an optimist real flame effect electric fire. Be the envy of your friends & family with the stunning dining kitchen, the true social hub of the home perfect for family meals & entertaining. With the addition of a beautiful central Island & breakfast bar, cream gloss units, butcher block work surface & sink drainer. Integrated appliances include a double oven, gas hob, extractor fan & dishwasher. Just off the kitchen is the utility room where you will find plumbing for a washing machine, sink, wall mounted boiler & extra storage units. Travelling up to the first floor you will be delighted with the four well proportioned bedrooms. The main bedroom boasts an en-suite shower room with vanity wash hand basin, low level wc stylish tiling & heated towel rail. Over in the family bathroom you will find a bath with overhead shower, wash hand basin, low level wc, contemporary wall tiling & heated towel rail. Externally there are flower and shrub borders surrounding the home to the front & off road parking to the rear leading to the garage with up & over door. Having a pitched roof there is roof storage available & a side access door into the garden. Enclosed with fenced & walled perimeters the garden has been beautifully landscaped. There is a fabulous patio for outside dining, artificial lawn with borders & a wonderful decked area. Please note this property is subject to a site management payment of approx £260 per annum.

