

Room Sizes

Hallway
13'3 x 7'3

Living room
18'2 x 12'4

Study
8'2 x 8'1

Downstairs WC
8'1 x 3'5

Utility Room
7'4 x 4'8

Dining Kitchen
17'10 x 10'8

Dining room
11'2 x 10'8

Conservatory
8'1 x 8'2

Bedroom One
14'5 x 12'7

Bedroom Two
10'5 x 9'5

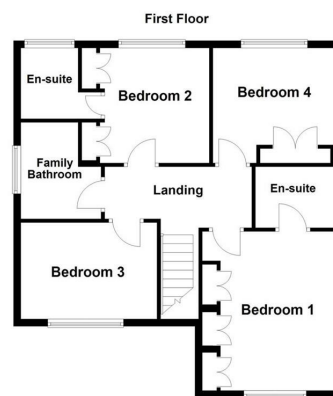
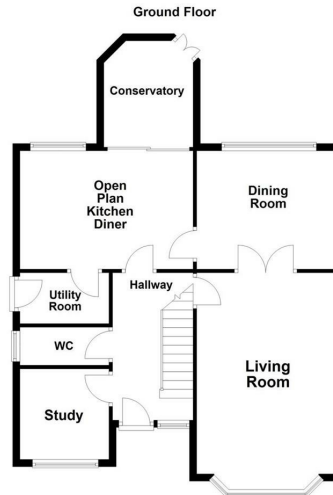
Bedroom Three
11'9 x 9'5

Bedroom Four
10'5 x 11

Ensuite One
5'6 x 7'3

Ensuite Two
5'5 x 7'5

Main bathroom
6'5 x 8



Alice Gardens, Whetstone, Leicester LE8 6WH

£475,000

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.

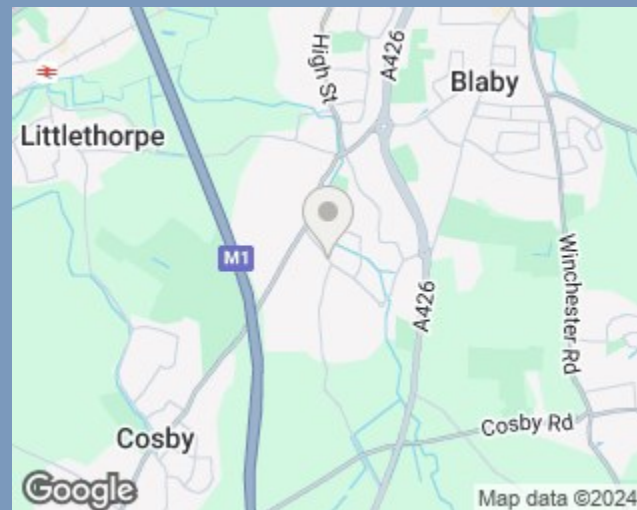
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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
- Prime Cul-De-Sac Location
- No Upward Chain
- Driveway & Double Garage
- Entrance Hallway, Downstairs WC & Study
- Living Room, Dining Room & Conservatory
- Fitted Dining Kitchen & Utility Room
- Four Bedrooms, Bathroom & Two En-Suites
- Awaiting Energy Rating
- Council Tax Band F & 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

Prime location! Welcome to Alice Gardens, this detached family home is offered to the market without an upward chain. This great property offers ample space for a growing family and is within walking distance to Badgerbrook Primary School.

As you step into the entrance hallway, you are greeted with a sense of warmth and comfort. There is a staircase to the first floor, access into the essential downstairs WC and the study is perfect for those working from home. The cosy living room is ideal for relaxing evenings in front of the feature fireplace and double doors move you into the separate dining room.

The heart of the home lies in the fitted dining kitchen, complete with a breakfast bar for informal meals, a range of wall and base units, work surface, sink drainer and appliances. There is a utility room for added convenience. Overlooking the garden the conservatory has French doors that connect you to the outdoors. Travelling up to the first floor, you will find four well-appointed and comfortable bedrooms. The two stylish en-suite shower rooms provide a touch of luxury as well as a main bathroom for all the family.

Outside, this property truly shines with its detached double garage, driveway, and front garden adding to the curb appeal. The rear and side gardens are a haven for outdoor enthusiasts, featuring decking for al fresco dining, a patio for summer barbecues, and a lawn area for children to play.

This home's corner position not only provides a sense of privacy but also allows for an abundance of natural light to flood the interiors, creating a bright and airy atmosphere throughout.

Don't miss the opportunity to make this detached family home in a prime location your own. With its versatile living spaces, gardens, and desirable features, this property is sure to enchant those seeking a harmonious blend of comfort and style.

