

Room Sizes

Porch

Hallway

Downstairs WC

4'9 x 3'7

Utility & Storage

12'2 x 8'6

Extended Living Room

16 x 15'9

Fitted Dining Kitchen

26 x 11'9

Study

8'3 x 4'4

Family Room

10'2 x 9'2

First Floor Landing

Main Bedroom

16'9 x 11'1

En-Suite

8'6 x 5'1

Bedroom Two

12'11 x 8'4

Bedroom Three

11'2 x 9'6

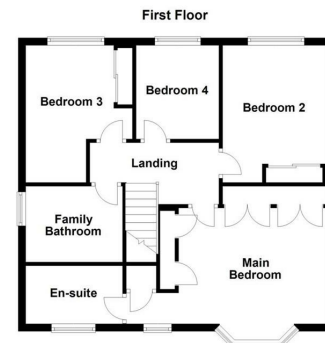
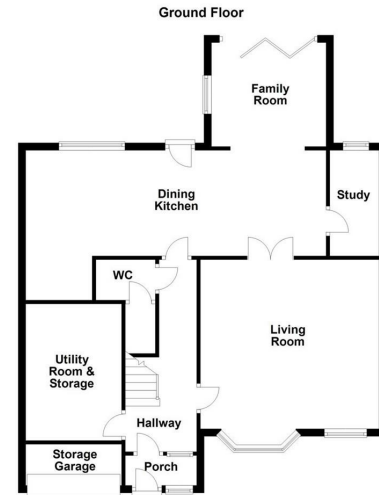
Bedroom Four

8'3 x 7'4

Family Bathroom

8'6 x 6

Storage Garage



Worsh Close, Whetstone, Leicester LE8 6QS

£465,000

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

- Fabulous Detached Family Home
- Beautifully Extended & Immaculately Presented
- Paved Driveway & Landscaped Rear Garden
- Porch, Hallway & Downstairs WC
- Living Room, Study & Family Room
- Stunning Dining Kitchen
- First Floor Landing & Family Bathroom
- Four Bedrooms & En-Suite Shower Room
- Energy Rating C
- 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

Positioned in a desirable location this stunning extended detached family home must be viewed internally to truly appreciate. Presented for sale in immaculate, show home condition the current owners have thoughtfully modernised and maintained this beautiful detached residence.

On approach to the home you will be greeted with a paved driveway providing off road parking for several vehicles. Stepping through the porch and into the hallway a staircase rises to the first floor and there is access into the essential downstairs WC and handy utility and storage room. The extended living room boasts a charming log burning fireplace, perfect for cosy evenings with loved ones. The stylish dining kitchen just has to be the hub of the home with its beautiful island and dining space it is ideal for hosting gatherings and creating culinary delights. Fitted with a range of stylish wall and base units, work surface, sink drainer and integrated appliances the kitchen itself has everything you need. For those who work from home or enjoy a quiet space to read, the study offers a peaceful retreat. The family room with bi-fold doors seamlessly connects the indoor and outdoor spaces, allowing for a lovely flow of natural light and fresh air. Upstairs, you'll find four bedrooms, each equipped with wardrobes for ample storage. The main bedroom features an en suite for added privacy and convenience. The modern family bathroom caters to the needs of the whole household with its freestanding bath and separate shower cubicle. Outside, the landscaped rear garden is just a delight, there is an artificial lawn, patio area for dining and simply relaxing in the sunshine. There is a wonderful timber snug with slate roof and an outdoor burner for those chilly evenings.

This property truly offers a blend of modern living with a touch of elegance. Don't miss the opportunity to make this house your new home.

