

## Room Sizes

**Hall**  
3'58 x 5'69

**Living Room**  
13'81 x 10'79

**Playroom / Study**  
13'31 x 7'56

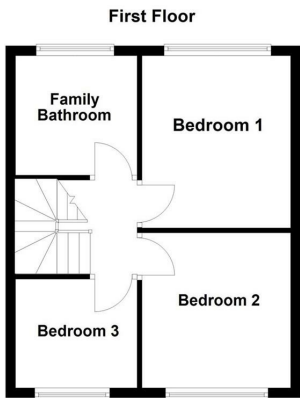
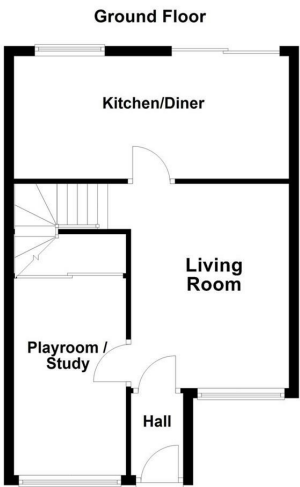
**Kitchen Diner**  
19'06 x 8'03

**Bedroom One**  
10'48 x 11'69

**Bedroom Two**  
10'51 x 10'39

**Bedroom Three**  
8'4 x 7'39

**Family Bathroom**  
8'29 x 8'06



**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

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**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.

Leveret Drive, Whetstone LE8 6BH

Offers Over £290,000



# The Story Begins

- Beautifully Presented Semi Detached Family Home
- Hallway & Living Room
- Modern kitchen Diner
- Study / Playroom
- Three Well Appointed Bedrooms
- Stylish Family Bathroom
- Enclosed Rear Garden
- Outdoor Summer House
- Driveway
- Council Tax Band C | EPC Rating 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

This beautifully presented semi detached family home offers a warm and inviting atmosphere from the moment you step inside. As you enter through the hallway, you are greeted by a cozy living room featuring a charming fireplace, perfect for those snug nights in. To your left, you'll find a versatile study/playroom equipped with bespoke built in under stairs cupboards, providing ample storage space. At the back of the property, the kitchen diner awaits, fitted with modern wall and base units, a stainless steel sink and drainer, and integrated appliances including a fridge freezer and an oven and gas hob with an extractor fan. There is plumbing for a washing machine and space for a tumble dryer. The dining area is spacious with plenty of room for a table and chairs, and the French doors open onto the garden, allowing natural light to flood the space and seamlessly connect the indoors with the outdoors. The staircase leads you to the first floor, where comfort continues. There are three well appointed bedrooms, two generous doubles and a smaller third room currently used as a nursery. The stunning family bathroom is both modern and stylish, featuring a free standing bath, a double walk in shower, a low-level WC, and a wash hand basin. Externally, the property benefits from an enclosed rear garden complete with a purpose built summer house, alongside a driveway that accommodates two cars, making it a perfect family home.

