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## Room Sizes

Entrance Hallway

Downstairs WC

Living Room  
12'0" x 19'5"

Breakfast Kitchen  
18'4" x 8'7"

Dining Room  
8'11" x 11'6"

Garden Room  
12'0" x 13'5"

Bedroom One  
10'0" x 10'0"

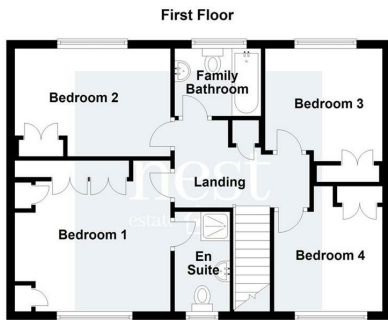
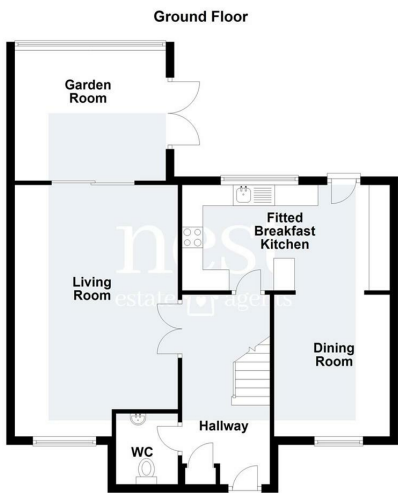
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Bedroom Two  
12'7" x 9'1"

Bedroom Three  
10'5" x 7'8"

Bedroom Four  
9'2" x 7'11"

Family Bathroom



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.

Treetops, The Dicken, Whetstone LE8 6LE

Guide Price £539,995



# The Story Begins

- Detached Family Home Set In A Fabulous Plot
- Entrance Hall
- Lounge
- Breakfast Kitchen
- Formal Dining Room
- Garden Room With Views Over Garden
- Four Bedrooms Master En Suite
- Gardens to Three Sides
- Drive Way & Double Garage
- Freehold Council Tax E - EPC Rating D Price Range £550,000 - £570,000

# Location Is Everything

In Whetstone you'll enjoy a lively local community with plenty going on, there's Blaby & Whetstones Boys Club, a golf course, two good primary schools, St Peters and Badgerbrook, three churches, a few public houses and a good selection of local shops including a post office, a supermarket, a pharmacy and a dentist. 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. nest believe an internal viewing is the only way you will truly appreciate both the homes location and grounds as well as the sheer amount of potential and scope that this property has to offer.



# Inside Story

Welcome to this exquisite detached family home, tucked away in a corner of a highly desirable cul-de-sac in the charming village of Whetstone. This remarkable property boasts flexible accommodation across two spacious floors and occupies an enviable plot with tremendous potential for extension, subject to local planning permissions. Having recently undergone thoughtful refurbishment, this delightful home is ready for you to create your dream outdoor oasis. As you approach, you'll be greeted by a driveway that leads to a double garage with up-and-over doors. Stepping through the front door, you'll find yourself in a central hallway adorned with striking feature flooring and neutral wall colours that flow seamlessly throughout the home. The bright and airy lounge invites you to relax, featuring a window that fills the space with natural light and sliding French doors that open to the garden room—a perfect retreat to enjoy panoramic views of the magnificent garden. The breakfast kitchen is an ideal setting for family meals and entertaining, equipped with a stylish range of wall and base units. It conveniently connects to the formal dining room, providing an inviting space for gatherings with family and friends. On the first floor, you'll discover four generously sized bedrooms, including a master suite with a private en suite bathroom featuring a pedestal wash hand basin, low-level WC, and shower cubicle. The family bathroom is well-appointed with a pedestal wash hand basin, low-level WC, and a bath with a shower overhead. Step outside to the rear, where a delightful wraparound garden awaits. Surrounded by mature trees, this outdoor space offers an exceptional sense of privacy and ample lawn area—perfect for children to play or for hosting summer gatherings. This is more than just a house; it's a wonderful family home that combines comfort, style, and endless potential. Don't miss out on the opportunity to make this stunning property your own.

