

1a Lutterworth Road Blaby, Leicester, LE9 1RG
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Room Sizes

Entrance Hallway
10'1x9'3

Living Room
20'6x11'2

Kitchen
16'8x11'3

Dining Room
10'03x10'07

Study/Playroom
11'2x8'4

Conservatory
13'8x9'6

Downstairs WC

Bedroom One
12'2x10'6

Ensuite
8'9x5'2

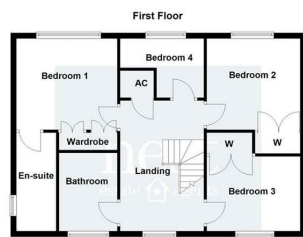
Bedroom Two
11'1x10'3

Bedroom Three
11'1x8'1

Bedroom Four
9'4x7'3

Bathroom
6'5x4'3

Double Garage



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.

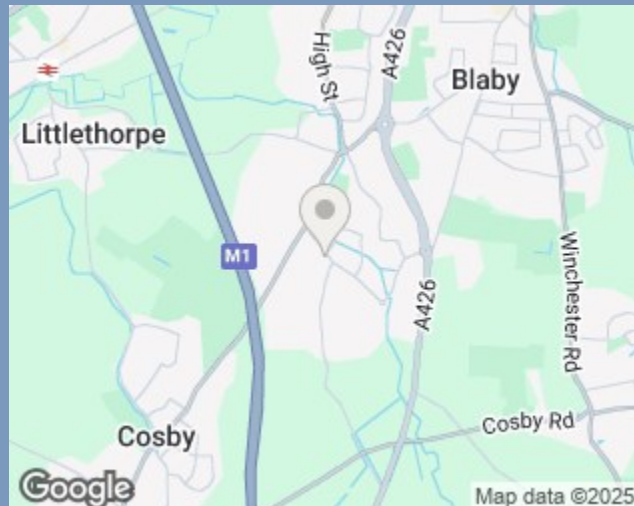
Alice Gardens, Whetstone, Leicester LE8 6WH
Offers Over £500,000

The Story Begins

- Executive Detached Family Home
- Sought After Location
- Open Plan Kitchen Diner
- Living Room With Feature Fireplace
- Conservatory
- Snug/Playroom Offering Versatile Living
- Four Bedrooms
- Family Bathroom, Ensuite & Downstairs WC
- Double Garage, Off Road Parking & Enclosed Rear Garden
- Council Tax Band E EPC Rating TBC

Location Is Everything

In Whetstone, you will enjoy a lively local community with plenty going on; there is Blaby & Whetstone Boys Club, a golf course, two reputable primary schools, St Peters and Badgerbrook. There are several churches, 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.



Inside Story

Situated on the desirable Alice Gardens, Whetstone, Leicester, this executive detached family home offers a perfect blend of comfort and modern living. As you enter you are greeted into the entrance hallway with doors leading to your downstairs living accommodation and stairs rising to the first floor.

To the front of the property is a spacious living room, complete with a charming feature fireplace that creates a warm and inviting atmosphere. The heart of the home is undoubtedly the kitchen diner, which boasts integrated appliances, space for a American style fridge freezer, a range cooker, a stylish island, and a dedicated dining area, making it perfect for both everyday meals and entertaining guests. The property also features a delightful conservatory, which is enhanced by french doors that seamlessly connect the indoor space to the beautifully maintained garden. The snug/playroom offers a versatile living space which can be adapted to suit your families needs. With four generously sized bedrooms, with bedroom one having the added luxury of an ensuite shower room as well as a separate family bathroom, this property is ideal for families seeking space and convenience. Externally this home has a wonderful landscaped rear garden with artificial lawn, a paved area as well as decked area, perfect for alfresco dining during the summer months. To the front of the property is ample parking for several vehicles as well as access to the double garage via up and over doors. With its thoughtful design and ample living space, this detached house is not just a home; it is a lifestyle choice. Alice Gardens is a sought-after location, offering a friendly community atmosphere while being conveniently close to local amenities and transport links. This property truly represents an exceptional opportunity for those looking to settle in a vibrant and welcoming neighborhood.

