

Room Sizes

Entrance Hallway

14'1 x 6'1

Living Room

14'5 x 11'7

Kitchen

15'2 x 12'8

Utility Room

4'4 x 5'3

Downstairs WC

4'4 x 3'3

Dining Area

11'6 x 9'9

Extended Family Area

21'6 x 8'1

First Floor Landing

9'1 x 3'6

Bedroom One

14'7 x 10'4

En-Suite

8'6 x 4'5

Bedroom Two

13'9 x 11'6 max

Bedroom Three

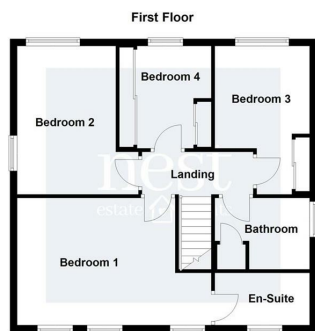
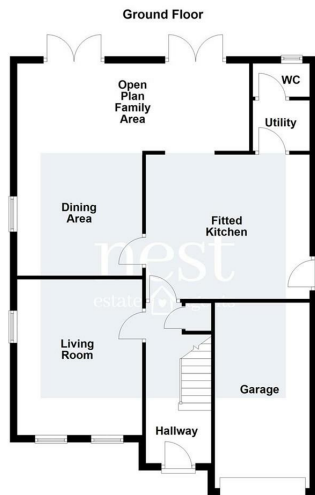
12'3 mx x 8'8 max

Bedroom Four

9'2 x 8'7

Family Bathroom

8'7 x 6'4



Bodicoat Close, Whetstone, Leicester LE8 6ZN

£450,000

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.

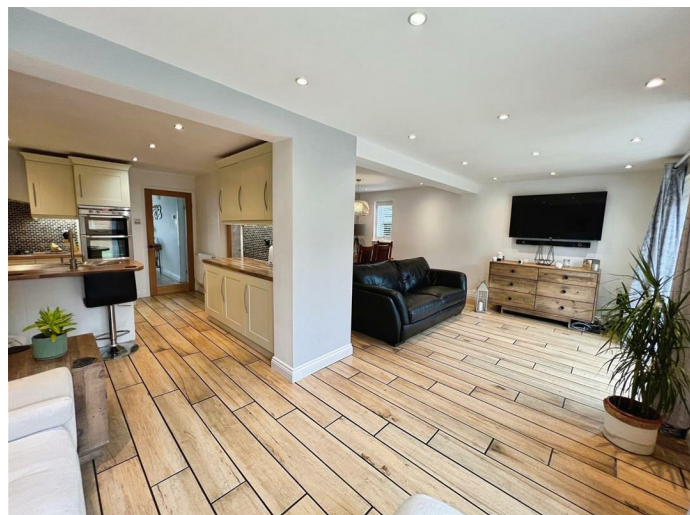
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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

- Beautifully Presented Detached Family Home
- Extended To The Rear
- Sought After Location
- Hallway & Living Room
- Fitted Kitchen & Dining Area
- Extended Family Area
- Utility Area & Downstairs WC
- Four Bedrooms, Bathroom & En-Suite
- Energy Rating C
- Council Tax Band D & Freehold

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

Positioned in a desirable residential setting, this beautifully presented extended detached home on Bodicoat Close offers spacious, stylish, and versatile accommodation ideal for modern family living.

The property opens into an inviting entrance hall with attractive tiled flooring, leading to a bright and airy living room positioned at the front of the house. This elegant space benefits from dual-aspect windows and a contemporary wall-mounted fireplace, creating a warm and welcoming ambiance.

The heart of the home is the stunning kitchen, with Karndean flooring and fitted with sleek stylish wall and base units, a central island with breakfast bar, and space for appliances. A separate utility room provides additional practicality and gives access to the downstairs WC.

To the rear, the full-width extension offers a generous open-plan family area with ample space for both relaxing and formal dining. French doors lead directly onto the garden, seamlessly blending indoor and outdoor living.

Upstairs, there are four bedrooms, including three well-proportioned doubles and a single room currently used as a dressing room. The main bedroom benefits from its own stylish en-suite shower room, while the family bathroom is fitted with a modern white suite.

Outside, the property enjoys a driveway to the front leading to an integral garage. The rear garden is neatly landscaped with a patio area ideal for outdoor dining and a lawn area.

This exceptional home combines thoughtful design with contemporary finishes, making it perfect for growing families or those seeking flexible living in a quiet yet convenient location.

