

Room Sizes

Hall

5'4 x 6

Living Room

13'3 x 13'8

Kitchen

24'8 x 9

Dining Area

6'6 x 32'3

WC

3'5 x 3'8

Garage

8'7 x 6'9

Bedroom One

9'9 x 11'4 max

Bedroom Two

11'2 x 11

Bedroom Three

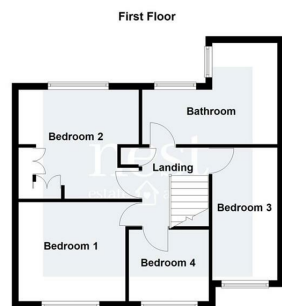
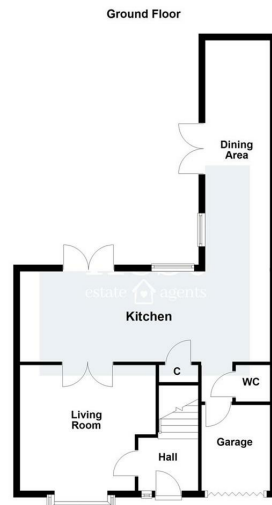
6'7 x 13'4

Bedroom Four

6'8 x 8'2

Bathroom

14'4 max x 10'2 max



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?

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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.

Pawley Close, Whetstone LE8 6YJ

£375,000

The Story Begins

- Fabulous Family Home
- Entrance Hall
- Cosy Living Room
- Modern Fitted Kitchen
- Dining Area
- Four Bedrooms
- Spacious Family Bathroom
- Enclosed Garden
- Off Road Parking and Garage Space
- Freehold EPC - tbc Council Tax Band - C

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

Welcome to this beautifully maintained and generously proportioned four-bedroom detached family home, ideally positioned in a highly sought-after residential area. Thoughtfully designed with modern family living in mind, this property effortlessly combines comfort, space, and functionality throughout. Upon entering, you're greeted by a welcoming entrance hallway that sets the tone for the home's inviting and well-kept interior. To the front, a spacious lounge provides the perfect setting for relaxing evenings or hosting friends and family, offering warmth and versatility. To the rear lies the heart of the home — a stunning open-plan kitchen and extended dining area. This impressive space is ideal for both everyday family life and entertaining, featuring ample worktop and storage space in the kitchen, while the generous dining area enjoys garden views through wide patio doors. The seamless flow between cooking, dining, and socialising makes this area a true highlight of the property. Also on the ground floor is a conveniently located WC, adding extra practicality for guests and family use. Upstairs, the property boasts four well-proportioned bedrooms, each filled with natural light and offering plenty of space for furnishings. Bedroom two benefits from fitted wardrobes, providing excellent built-in storage. These rooms are ideal for a growing family, visiting guests, or even a home office setup to suit modern lifestyles. Externally, the home offers a garage, perfect for storage or additional utility needs, as well as off-road parking at the front — ensuring convenience for both residents and visitors alike. This superb family home combines space, practicality, and style in a desirable location — early viewing is highly recommended.

