

## Room Sizes

Entrance Hallway

Downstairs WC

Living Room

Study

Dining Kitchen

Utility Room

Double Garage

First Floor Landing

Bedroom One

En-Suite

Bedroom Two

Bedroom Three

Bedroom Four

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 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.

Wright Close, Whetstone, Leicester LE8 6QZ

£475,000



## The Story Begins

- Executive Detached Family Home
- Sought After Location
- Driveway & Double Garage
- Entrance Hallway & Downstairs WC
- Living Room & Study
- Dining Kitchen & Utility Room
- First Floor Landing & Family Bathroom
- Four Bedrooms & En-Suite Shower Room
- Energy Rating B
- Freehold & Council Tax Band F

## 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

Coming soon. Further details to follow.

Welcome to this executive detached family residence located in the sought-after area of Wright Close, Whetstone. This wonderful 4-bedroom detached house is a perfect blend of luxury and comfort, offering a spacious and elegant living space for you and your family.

Upon entering, you are greeted by a grand hallway leading to a separate lounge with French doors to the garden and a study, providing the ideal spaces for relaxation and productivity. The open plan dining kitchen is a true highlight of this property, featuring further French doors that open up to the beautifully landscaped garden, creating a seamless indoor-outdoor living experience. The addition of a utility room adds convenience to your daily routines.

Upstairs, you will find four generously sized bedrooms, including an en-suite shower room in the master bedroom, ensuring privacy and comfort for all family members. The family bathroom is designed to offer a tranquil space to unwind after a long day.

This property also boasts a driveway and a double garage, providing ample parking and storage space for your vehicles and belongings. The convenience of having these amenities adds to the overall appeal of this remarkable home.

Don't miss the opportunity to make this house your new home. Embrace the luxurious lifestyle that this property has to offer and create unforgettable memories with your loved ones in this beautiful detached residence.