

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
 19' x 12'02 (5.79m x 3.71m)

Dining Room
 11'01 x 9' (3.38m x 2.74m)

Snug/Home Office
 11'03 x 8'05 (3.43m x 2.57m)

Conservatory
 10'11 x 10'03 (3.33m x 3.12m)

Kitchen
 10'04 x 10'09 (3.15m x 3.28m)

Utility
 11'01 x 5'01 (3.38m x 1.55m)

Downstairs Cloakroom
 5'09 x 6'04 (1.75m x 1.93m)

Landing

Bedroom One
 15'03 x 11'06 (4.65m x 3.51m)

En Suite
 4'01 x 9'01 (1.24m x 2.77m)

Bedroom Two
 8'08 x 14'02 (2.64m x 4.32m)

Bedroom Three
 10'06 x 9'03 (3.20m x 2.82m)

Bedroom Four
 9'07 x 9'04 (2.92m x 2.84m)

Family Bathroom
 6'09 x 6'08 (2.06m x 2.03m)



9 Franklin Way, Whetstone, Leicestershire, LE8 6QY

£475,000

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 22a Cross Street, Enderby, LE19 4NJ

Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/

FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

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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.

Measurements are for guidance only and potential buyers are advised to recheck measurements.

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

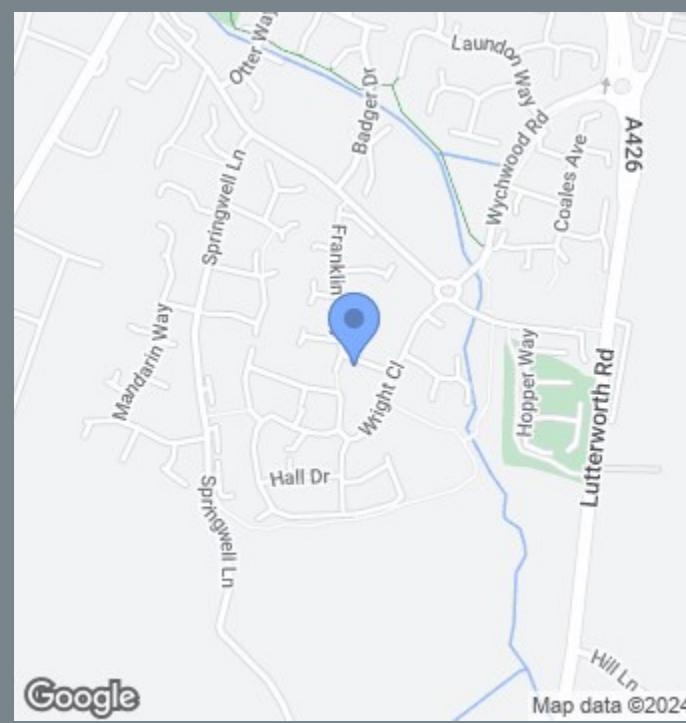
on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

OVERVIEW

- Spacious, Beautifully Presented Family Home
- Corner Plot In Cul De Sac
- Entrance Hall & Lounge
- Dining Room, Conservatory & Snug/Office
- Kitchen, Utility & Downstairs Cloakroom
- Four Double Bedrooms
- En Suite & Family Bathroom
- Driveway, Detached Garage & Enclosed Garden
- Freehold, EER Rating - C
- Council Tax Band - E

LOCATION LOCATION....

Situated in a sought after location of Whetstone with a highly recommended Badgerbrook Primary school and local bus connections to senior schools just a few minutes walk away. In Whetstone, you will enjoy a lively local community with plenty going on; there is Blaby & Whetstone Boys Club, a golf course. 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.



THE INSIDE STORY

Introducing this exquisite & generously proportioned detached family home, perfectly positioned on a corner plot in one of the most coveted locations. From the moment you step into the welcoming entrance hall, you'll be enchanted by the spaciousness & warmth this family residence exudes. The ground floor offers a versatile layout designed to accommodate the needs of modern family living. A cosy lounge beckons relaxation, while a snug/home office is ideal for remote work or study. Entertain guests in style within the elegant dining room, or unwind in the tranquil conservatory, a delightful feature of this family home, seamlessly blending indoor and outdoor living spaces. Flooded with natural light, this tranquil retreat serves as a versatile extension of the home's living area, offering a serene environment to unwind, entertain or simply enjoy the beauty of the surrounding garden. The heart of the home lies within the well-appointed kitchen, complete with shaker style units, a sink drainer with mixer tap, modern appliances to include a eye level double oven & ample counter space. Adjacent, a convenient utility room adds functionality, while a downstairs WC enhances practicality. Ascending the staircase, a light-filled landing leads to four generously sized double bedrooms, each boasting fitted wardrobes offering ample storage solutions. The luxurious en suite accompanying the primary bedroom provides a private oasis, while a family bathroom ensures convenience for all occupants. Outside, the property continues to impress with a driveway providing off-road parking, a detached garage offering additional storage space & an enclosed rear garden providing a safe haven for outdoor activities and relaxation.

