

FLOOR PLAN

DIMENSIONS

Entrance Hall
22'09 x 2'09 (6.93m x 0.84m)

Lounge
21'08 x 10'07 (6.60m x 3.23m)

Sun Room
7'04 x 9' (2.24m x 2.74m)

Dining Room
10'11 x 11'04 (3.33m x 3.45m)

Study
8' x 8'02 (2.44m x 2.49m)

Downstairs Cloakroom
3'07 x 4'02 (1.09m x 1.27m)

Kitchen
7'03 x 12'05 (2.21m x 3.78m)

Utility
6'07 x 3'03 (2.01m x 0.99m)

Landing

Bedroom Two
11' x 14'08 (3.35m x 4.47m)

Bedroom Three
11' x 11'07 (3.35m x 3.53m)

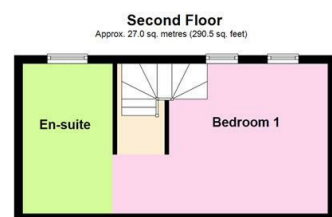
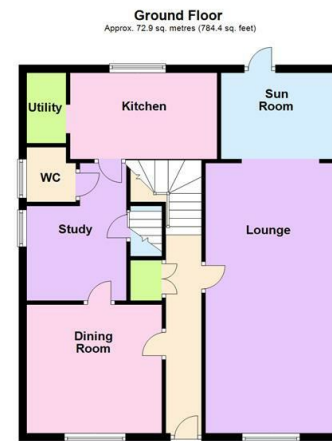
Bedroom Four
10'08 x 11'03 (3.25m x 3.43m)

Bathroom
10'06 x 8'05 (3.20m x 2.57m)

Bedroom One
11'11 x 13'01 (3.63m x 3.99m)

En Suite
11'11 x 6'09 (3.63m x 2.06m)

Cellar
11'01 x 11'08 (3.38m x 3.56m)



Shenton House, 15 King Street, Whetstone, LE8 6LS

Offers In Excess Of £400,000

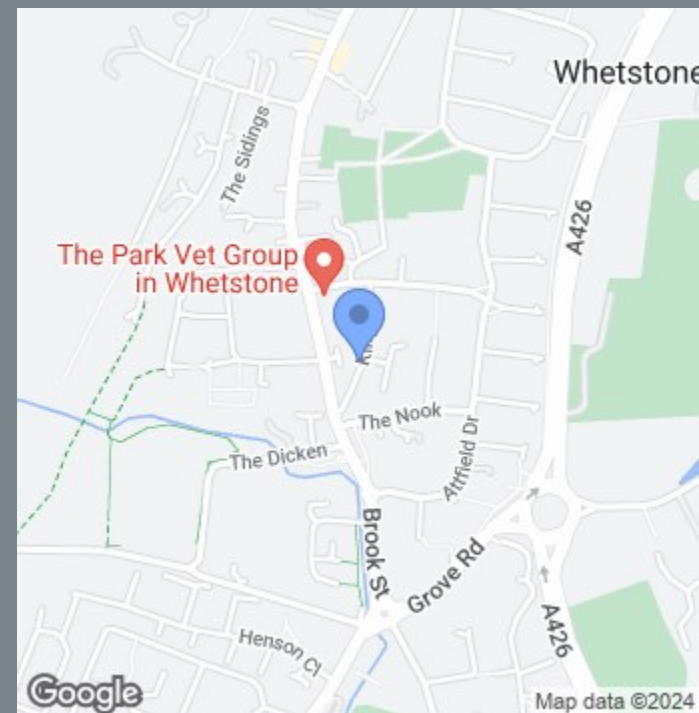
FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased 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?
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 2811 300 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.
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

- Stunning 1800's Cottage With Original Features
- Village Location & No Onward Chain
- Entrance Hall & Dining Room
- Lounge & Sun Room
- Kitchen, Utility & Downstairs Cloakroom
- Four Double Bedrooms
- Bathroom & En Suite
- Driveway & Enclosed Garden
- Freehold, EER - D, Council Tax - C
- *****GUIDE PRICE £415,000*****

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

With a guide of £415,000 we are proud to introduce this charming cottage, steeped in history and elegance and dating back to the 1800s. Nestled within a desirable locale, this stunning property exudes character and offers a spacious layout ideal for modern living. Upon entering, you are greeted by an inviting entrance hall, setting the tone for the warmth and comfort that permeates throughout the home. The lounge, adorned with a sunroom and log burning stove provides a tranquil retreat bathed in natural light, perfect for relaxation or entertaining guests. Continuing through the residence, you'll discover the dining room, boasting original quarry tiled flooring, adding a touch of rustic charm. Adjacent is a study, providing a quiet space for work or study. Perfect for any family home is the addition of downstairs cloakroom. The heart of the home lies within the beautiful kitchen and utility area, offering a perfect blend of functionality and style. With ample storage and modern appliances, this space caters to the needs of a discerning chef while maintaining a welcoming ambiance. For those seeking additional storage or potential living space, the property also features a cellar, providing versatility and practicality. Ascending to the first floor, you'll find three generously proportioned double bedrooms, each offering comfort and privacy. The family bathroom is a sanctuary in itself, boasting a luxurious four-piece suite, featuring a claw foot, free standing bath, where you can unwind and rejuvenate after a long day. Ascending further to the second floor, you'll discover the master bedroom, complete with an en-suite bathroom, providing a private oasis for relaxation and tranquility. Externally the property offers a driveway providing convenient off-road parking, while an enclosed low maintenance garden offers a serene outdoor space, perfect for al fresco dining or enjoying the sunshine in privacy.

