

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge

13'07 x 11'07 (4.14m x 3.53m)

#### Dining Kitchen

8'03 x 17'06 (2.51m x 5.33m)

#### Landing

#### Bedroom One

13'08 x 9'10 (4.17m x 3.00m)

#### Bedroom Two

8'03 x 9'04 (2.51m x 2.84m)

#### Bedroom Three

9'06 x 7'08 (2.90m x 2.34m)

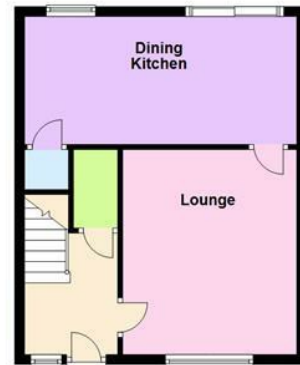
#### Bathroom

5'05 x 5'11 (1.65m x 1.80m)

#### Garden Room

9'02 x 15'09 (2.79m x 4.80m)

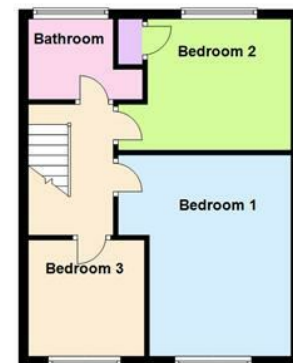
Approx. 51.5 sq. metres (554.2 sq. feet)



Total area: approx. 90.6 sq. metres (975.5 sq. feet)

First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



11 Herbert Close, Whetstone, Leicester, LE8 6NS

£279,950

**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.

**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

- Beautiful Family Home
- Cul De Sac Location
- Entrance Hall
- Lounge & Dining Kitchen
- Three Bedrooms
- Family Bathroom
- Driveway & Enclosed Rear Garden
- Garden Room
- EER Rating - , Feehold
- Council Tax Band -

## 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

Discover the charm of this delightful family home, nestled on a peaceful cul-de-sac in a picturesque village. Upon entering through the welcoming entrance hall, you are greeted by the inviting lounge, a space that beckons you to relax and unwind. The lounge is bathed in natural light, creating a serene atmosphere that is perfect for family gatherings or quiet evenings at home. The true heart of the home is the stunning dining kitchen, a modern and stylish space that is perfect for both cooking and entertaining. With high-quality fittings and ample workspace, the kitchen is a chef's dream. The dining area, adjacent to the kitchen, is flooded with light from the patio doors that lead out to the garden, blurring the lines between indoor and outdoor living. Ascending to the first floor, the landing leads to three well-appointed bedrooms, each offering a peaceful retreat for family members. The family bathroom, with its contemporary design and luxurious fixtures, serves the bedrooms with elegance and comfort. Outside, the property boasts a driveway to the front, providing convenient off-street parking. The enclosed rear garden is a private haven, featuring a raised patio that is ideal for al fresco dining and soaking up the sun. The garden room, with its own set of patio doors, offers a versatile space that can be used as a home office, a playroom, or a tranquil spot to enjoy the garden views. This family home is a harmonious blend of comfort, style, and convenience, set in a lovely village that offers the best of rural living while remaining within easy reach of local amenities. It is a place where memories are made, and families thrive. Don't miss the chance to make this house your family's new home.

