

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge  
17'1 x 12'4 (5.21m x 3.76m)

Family Living Kitchen

Utility Room  
6'5 x 6'1 (1.96m x 1.85m)

Downstairs Cloakroom  
4'6 x 5'11 (1.37m x 1.80m)

Landing

Bedroom One  
16'3 x 13'9 (4.95m x 4.19m)

En Suite  
7'5 x 4'5 (2.26m x 1.35m)

Bedroom Two  
12'4 x 10'9 (3.76m x 3.28m)

En Suite  
5'7 x 3'11 (1.70m x 1.19m)

Bedroom Three  
12'4 x 11'3 (3.76m x 3.43m)

Bedroom Four  
11'11 x 9'5 (3.63m x 2.87m)

Bedroom Five  
11'7 x 7'7 (3.53m x 2.31m)

Bathroom  
8'10 x 8'6 (2.69m x 2.59m)



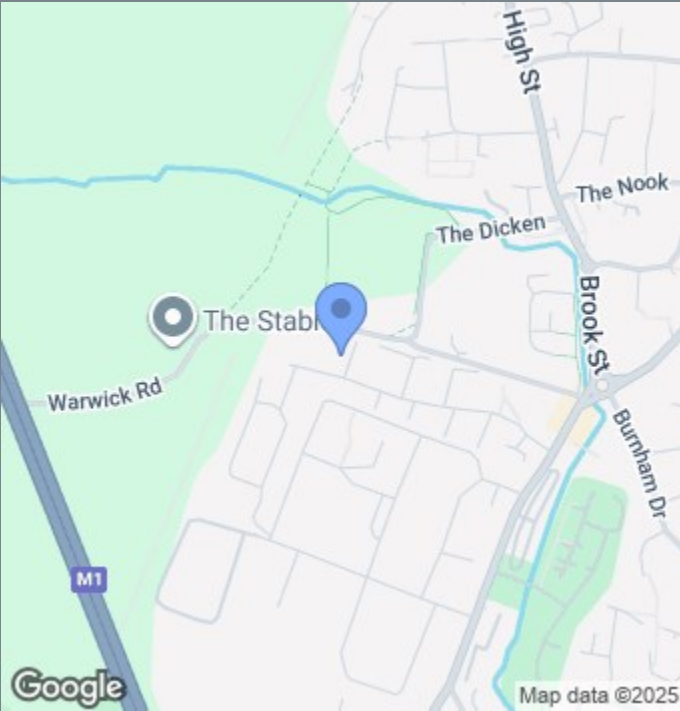


# OVERVIEW

- Stunning Family Home
- Spacious Throughout & Popular Location
- Entrance Hall & Lounge
- Family Living Kitchen
- Utility & Downstairs Cloakroom
- Five Double Bedrooms
- Two En Suites & Family Bathroom
- Driveway & Double Garage
- Beautiful Landscaped Garden
- EPC - B, Freehold, Tax Band - F

## 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

Nestled within a desirable modern development in a charming village setting, this beautifully appointed detached family home offers a perfect blend of style, comfort & practicality, finished to an exceptionally high specification throughout to create an inviting haven ideal for contemporary living. A welcoming entrance hall leads into a light-filled lounge boasting an elegant window framing the attractive front aspect, while the heart of the home unfolds in the spacious open-plan family living kitchen, thoughtfully designed with an extensive range of wall & base units, integrated dishwasher, a stylish breakfast bar for relaxed mornings & a generous dining area with ample space for a table & chairs, seamlessly connecting through French doors to the landscaped garden. There is also room for a comfortable seating area within the kitchen space, adding to the sociable ambience ideal for gatherings with family & friends. A separate utility room offers further convenience, complete with integrated washing machine, while a well-appointed downstairs cloakroom provides practicality for everyday life. Upstairs, a spacious landing leads to five impressively proportioned double bedrooms, ensuring space & privacy for all the family, with bedrooms one & two each enjoying their own luxurious en suite shower rooms, while bedrooms one, two & three are enhanced by beautifully fitted wardrobes offering plentiful storage. A stylish family bathroom serves the remaining bedrooms with modern fixtures & a fresh, calming finish. Externally, the property benefits from driveway parking & a double garage providing excellent additional storage options. The landscaped garden is thoughtfully designed with seating areas & mature borders create a tranquil oasis perfect for alfresco entertaining & peaceful relaxation. while a delightful green space to the side of the house lends an open, airy feel to this superb home.

