

FLOOR PLAN

DIMENSIONS

Entrance hall
13'08 x 8'00 (4.17m x 2.44m)

Dining Room
14'08 x 12'00 (4.47m x 3.66m)

Living Room
13'06 x 12'00 (4.11m x 3.66m)

Kitchen Diner
14'11 x 9'06 (4.55m x 2.90m)

Utility Room
6'09 x 5'08 (2.06m x 1.73m)

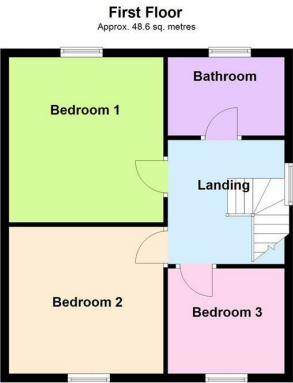
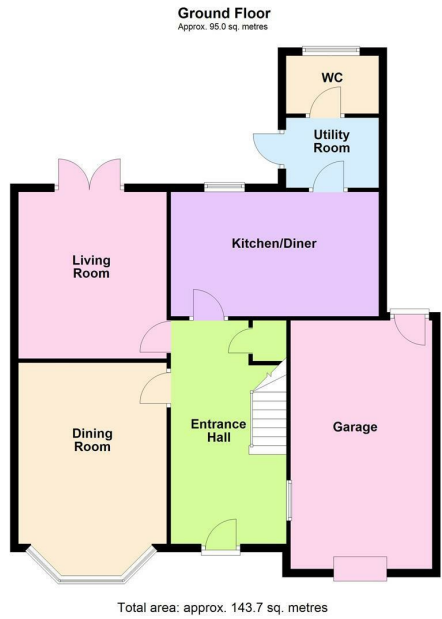
Downstairs WC

Bedroom One
12'11 x 12'00 (3.94m x 3.66m)

Bedroom Two
12'00 x 11'05 (3.66m x 3.48m)

Bedroom Three
6'08 x 8'01 (2.03m x 2.46m)

Family Bathroom
8'11 x 8'00 (2.72m x 2.44m)

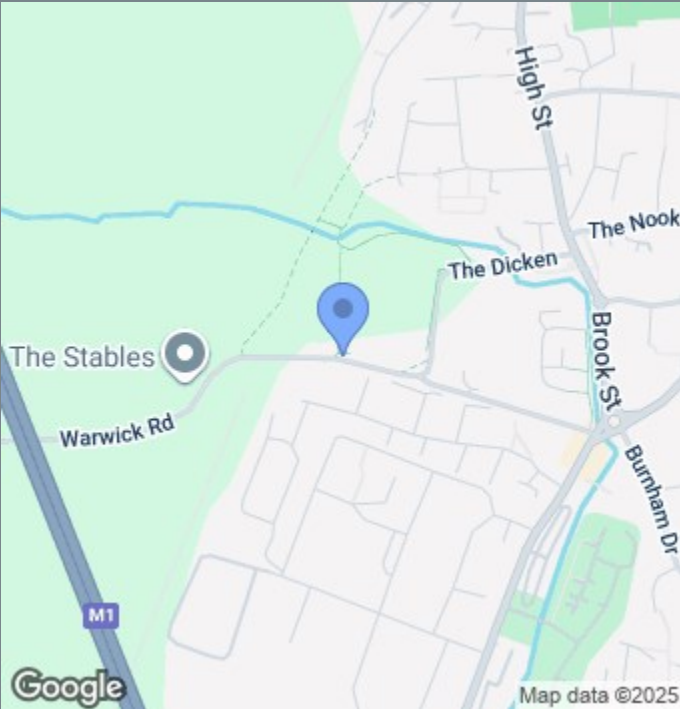


OVERVIEW

- Three Bedroom 1930's Home
- Stunning Property Throughout
- Family Bathroom & Downstairs wC
- Bay Fronted Dining Room
- Stylish Kitchen Diner, Separate Living Room
- Original Features Throughout
- Property Must Be Viewed
- EPC Rating -D, Freehold Property
- Large South Facing Garden
- Council Tax band - C

LOCATION LOCATION....

Whetstone is a thriving village in the Blaby district, about five miles south of Leicester, offering a great mix of community spirit and convenience. The area is well served by highly regarded primary schools such as St Peter's C of E and Badgerbrook, with good secondary options available nearby. Local amenities include shops, cafes, a post office, pharmacy, and leisure facilities, while green spaces and parks provide plenty of room for outdoor activities. Excellent transport links make commuting into Leicester or further afield straightforward, with frequent bus services and easy access to the motorway network. With its friendly atmosphere, well-kept homes, and balance of village charm and city accessibility, Whetstone is a popular choice for families and professionals alike.



THE INSIDE STORY

A beautifully presented 1930s home, this property is brimming with charm, character and original features that set it apart. From the moment you arrive, the attractive bay windows and striking stained-glass front door give a glimpse of the style within. Inside, the home has been thoughtfully maintained to retain its period feel, with original fireplaces, detailed woodwork, and a sense of space and light throughout.

The welcoming entrance hall leads to a bay-fronted dining room, perfect for family meals or entertaining, and a spacious rear living room where the feature fireplace provides a warm focal point. Patio doors open seamlessly onto the garden, filling the room with natural light. The heart of the home is the extended kitchen diner — a stunning space that blends modern fittings with a rustic twist, creating a perfect place to cook, gather and relax while overlooking the garden. A utility room and downstairs WC add everyday practicality.

Upstairs, the generous landing leads to three excellent bedrooms. The principal bedroom is particularly spacious, while bedrooms two and three are light and airy with lovely open views across fields and the park beyond. Each room carries the character of the era, complemented by the home's original fireplaces.

Outside, the rear garden is truly impressive — a large, mature space with a raised decking area, sweeping lawn, and established trees and shrubs, providing both beauty and privacy. To the front, the property offers a welcoming garden, driveway and garage.

This is a rare opportunity to acquire a home that combines timeless 1930s character with modern comforts, in the highly sought-after village of Whetstone. With excellent schools, amenities, and transport links nearby, this property is as practical as it is beautiful. Viewing is essential to appreciate all it has to offer.

