



2 Blackthorne Gardens, Whetstone, Leicester, LE8 6PH

HOWKINS &
HARRISON

2 Blackthorne Gardens, Whetstone, Leicester, LE8 6HP

Guide Price: £395,000

Positioned at the end of a quiet and sought-after cul-de-sac, this beautifully presented three-bedroom detached family home offers spacious, versatile accommodation finished to a high standard throughout, as well as a peaceful location, making it an ideal choice for families and professionals alike.

Features

- Three-bedroom detached home
- Quiet cul-de-sac location
- Open-plan kitchen diner with Neff appliances & bi-fold doors to garden
- Underfloor heating to kitchen, lounge & hallway with Italian porcelain floor
- Versatile office/spare bedroom, utility room
- Solid oak internal doors throughout
- Multiple loft storage spaces
- Three-car driveway & single garage
- North-facing rear garden
- EPC rating - C



Location

The village of Whetstone lies some five miles south of the city of Leicester and is ideally placed for the commuter having frequent bus services to the city and surrounding areas.

It is within easy reach of junction 21 of the M1 just to the north, the A426 linking Leicester with Lutterworth and junction 20 of the M1. Narborough train station is just 1.7 miles distant. The village also has a very sought after school, Badgerbrook Primary School, which is rated outstanding by Ofsted.



Ground Floor

Upon entering the home, you step into a bright and inviting entrance hallway, finished with elegant Italian porcelain flooring, setting the tone for the quality found within. From the hallway, there is access to a convenient downstairs WC. To the front of the property sits the lounge, which benefits from large windows allowing an abundance of natural light to flood the room. The lounge is comfortably carpeted, creating a warm and cosy space ideal for relaxing or entertaining.

Continuing down the hallway leads you to the impressive open-plan kitchen diner, finished with tiled flooring and designed for modern living. The kitchen features a range of high-quality units and integrated appliances, including a fridge freezer, dishwasher, and Neff oven, microwave and induction hob. The dining area enjoys direct access to the garden through stylish bi-fold doors, seamlessly blending indoor and outdoor living. The hallway, lounge and kitchen all benefit from underfloor heating, ensuring comfort throughout the ground floor. All internal doors are finished in solid oak, adding a touch of character and quality throughout.

To the right of the kitchen is a versatile additional room, currently utilised as an office, but equally suitable as a spare bedroom, playroom or hobby room. This space is enhanced by large skylights that flood the room with natural light. The room also benefits from access to a downstairs loft space, complete with ladder, boarding and electric. Leading through to the rear of the property is a practical utility room, offering worktop space, a sink and a door providing further access to the garden ideal for busy family life.





First Floor

Returning to the entrance hallway and ascending to the first floor, the property offers three generous double bedrooms, with two positioned to the rear and one to the front. The master bedroom benefits from integrated wardrobe space and a modern en-suite shower room.

The second double bedroom also enjoys access to an additional boarded loft space with ladder, providing excellent storage. Completing the first floor is a stylish family bathroom, fitted with a bath and a shower over.

Outside

Approaching the property, you are welcomed by a three-car driveway providing ample off-road parking, alongside a single garage. The low-maintenance, north-facing rear garden benefits from side access on both sides of the property, providing convenient routes to the front.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01455-559203](tel:01455-559203).

Fixtures and Fittings

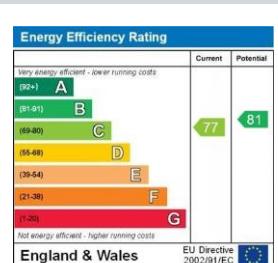
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Harborough District Council Tel:01858-828282.
Council Tax Band – D



Howkins & Harrison

12a Market Street, Lutterworth, Leicestershire LE17 4EH

Telephone 01455 559203

Email lutterworthproperty@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

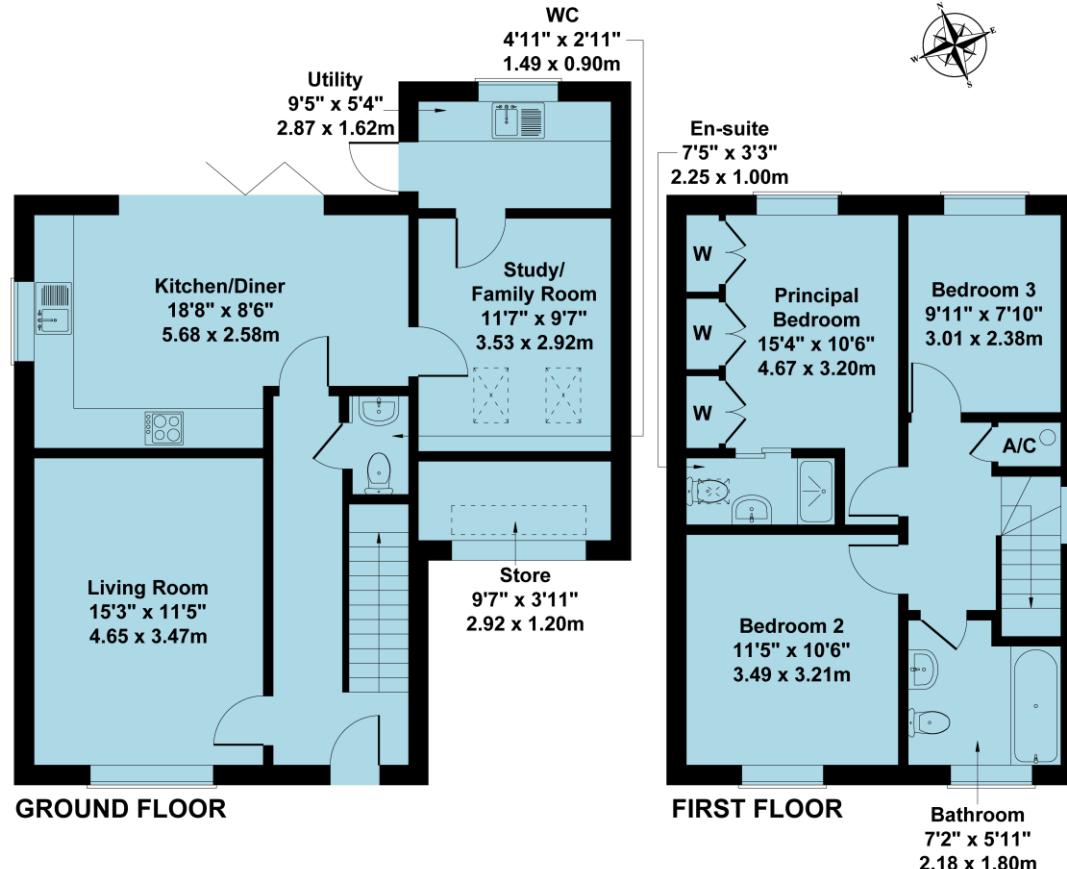
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)

Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)

Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)

2 Blackthorn Gardens Whetstone Leicester LE8 6PH

Approximate Gross Internal Area
115 sq ft - 1238 sq m



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.