



THE BROOKLANDS

Grove Road, Whetstone, Leicestershire LE8 6LN

Aston & Co
Exclusive Homes

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Leicestershire LE8 6LN

SUMMARY

OFFERED TO THE MARKET WITH NO UPWARD CHAIN and sitting well back from the road on a large, well maintained plot of approx 0.34 of an acre with extensive parking, access to 2 single garages to the front and large beautifully landscaped, extremely private gardens to the rear, The Brooklands on Grove Road on the borders of Whetstone and Blaby represents a rare opportunity for further extension, and potential development subject to the necessary consent.

THE ACCOMMODATION

Substantially extended over the years with scope for further extension and conversion of the loft space to provide additional accommodation, the property is entered through a timber front door into the central hallway with a spacious storage/cloak cupboard and providing access to the rest of the accommodation.

There are two double bedrooms with bay windows overlooking the front garden, the master having a range of fitted furniture and an en-suite wc with scope to open up into the current utility room to create a full en-suite shower room facility. At the end of the hall to the left is a room currently used as a separate dining room but could be used as a third bedroom being large enough for a double bed and having patio doors leading into a conservatory style garden room.

To the right of the hall is the impressively sized breakfast/dining kitchen measuring 20ft x 10ft 6in.









The kitchen area is fitted with a range of wall and base units, Corian style worktops and a range of appliances. An external door providing access to the pedestrian walkway and a window to the side. A door leads into the utility room with a sink and drainer with cupboards under and a central heating boiler. The dining area has ample space for a family dining table.

Sliding glazed doors open into a superb lounge measuring an enviable 23ft9in x 19ft with an attractive feature fireplace and 2 sets of patio doors overlooking the rear garden.

The family bathroom has been extended and re-fitted with a white suite comprising: a toilet, twin sinks, a corner walk-in shower enclosure and a corner Jacuzzi bath.

OUTSIDE

Screened from the road by mature hedging, the deep front garden is partly lawned with a tar-mac drive providing car standing for several vehicles, direct access to the 2 single garages and pedestrian access to the rear.

The large, beautifully landscaped, extremely private rear garden is a particular feature of this lovely family home. and measures an impressive 0.34 of an acre or thereabouts.

Directly behind the house there is a large paved/gravelled patio area with a shaped lawn extending to the bottom of the garden with very mature, well-stocked borders and specimen trees providing a high level of privacy.

THE AREA

Whetstone is a South Leicestershire village in the Blaby district of the county. Conveniently situated close to the A426 approx 5 miles south of Leicester city centre.

The village has a good selection of shops, restaurants and public houses along the main street with day to day amenities in the considerably larger neighbouring village of Blaby.

The village is well serviced by a number of primary schools feeding into several secondary schools in and around Blaby.

There is a frequent bus service into Leicester and the village enjoys easy access to the motorway network and has a number of local railway stations allowing travel around the country.

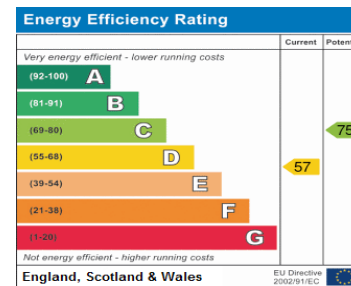
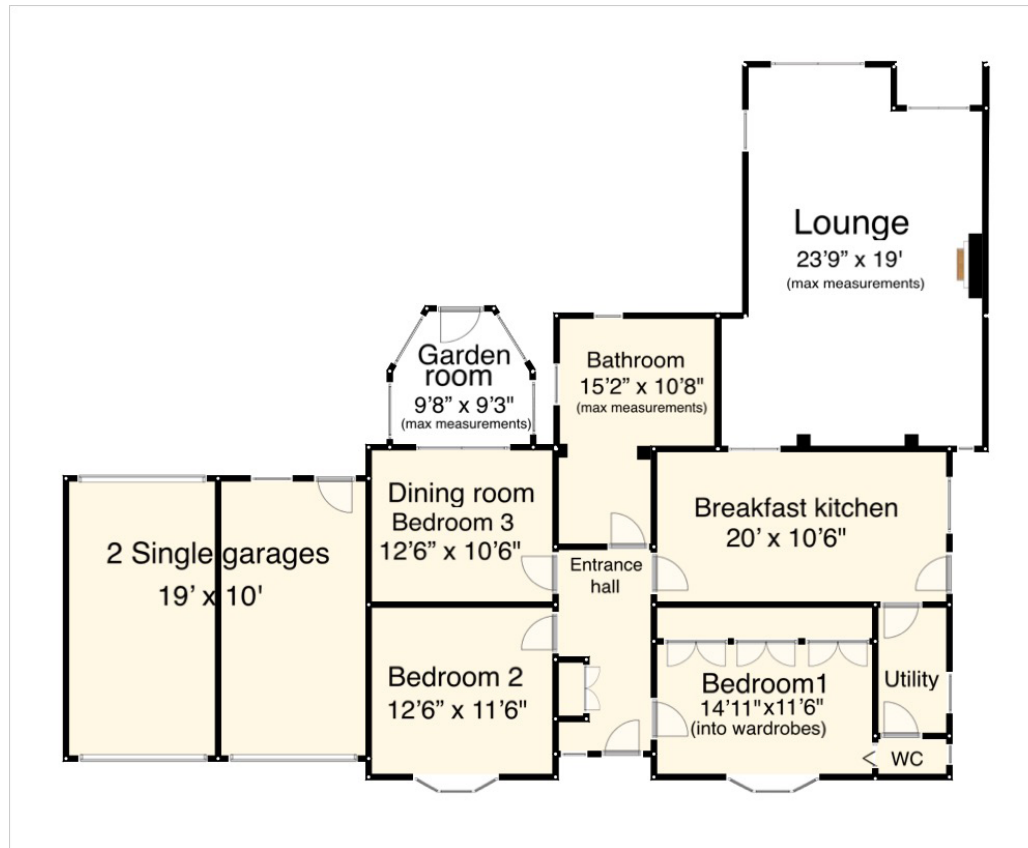
The village has grown over the years with several new housing developments but retains the feel of a small village. It remains popular today with local buyers and commuters due in part to the good mix of housing, its ease of access to the city centre and the excellent road and rail links.





Floorplans

For identification purposes only.



Useful Information

Tenure Freehold

Heating Gas Central Heating

Drainage Mains

Council Tax Band F

Local Authority Blaby District Council

EPC rating D



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