



## Worsley Way, Whetstone, Leicester, LE8 6YH

- Executive Style Detached Family Home
- Four Bedrooms
- Family Bathroom
- Living room and Lounge
- Games-Bar Room
- NO Upward Chain
- Ensuite to Main Bedroom
- Open Plan Kitchen-Diner
- Footings for double extension and previous planning for 5th bedroom
- Utility and downstairs WC

**£475,000**



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## DESCRIPTION

Worsley Way presents a superb opportunity to acquire a remarkable, extended detached family home, offered to the market with no upward chain. This executive-style residence boasts an impressive layout, featuring three reception rooms, four well-appointed bedrooms, and two modern bathrooms, making it an ideal choice for families seeking both space and comfort.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room, enhanced by French doors that seamlessly connect to the fitted kitchen-diner. This delightful space is perfect for entertaining family and friends, creating a warm atmosphere for gatherings. Adjacent to the dining area, you will find a games and bar room, an excellent venue for hosting lively parties and enjoying memorable evenings.

The ground floor also includes a utility room and a convenient downstairs WC, while the lounge, adorned with Velux-style windows and French doors, offers a serene retreat to unwind after a long day. Ascending the staircase, the first floor landing provides access to all four generously sized bedrooms, including the main bedroom, which features its own private en-suite shower room. A modern family bathroom suite completes this level, ensuring ample facilities for all.

The outdoor space is equally inviting, with a well-maintained garden that features an edged lawn, patio paving, and a raised decking seating area complete with a gazebo, perfect for alfresco dining or simply enjoying the fresh air. The property also benefits from a driveway that accommodates three vehicles, along with access to the garage.

Situated within the catchment area for Badgerbrook Primary School, this home is ideal for families. For those interested in viewing this exceptional property, a 360-degree virtual tour is available.

To find out more contact your local Hunters estate agents in Wigston to arrange your viewing





Approx Gross Internal Area  
171 sq m / 1836 sq ft



**Ground Floor**  
Approx 107 sq m / 1154 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Viewings

Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.