

## Room Sizes

### Entrance Hallway

### Living Room

10'10 x 13'11

### Dining Kitchen

15 x 21

### Snug

### Utility

7'04 x 6'06

### WC

3'04 x 3'09

### Bedroom One

20'09 x 9'10

### Bedroom Two

12'05 x 8'02

### Bedroom Three

15'06 x 7'03

### Bedroom Four

9'09 x 6'7

### Bathroom

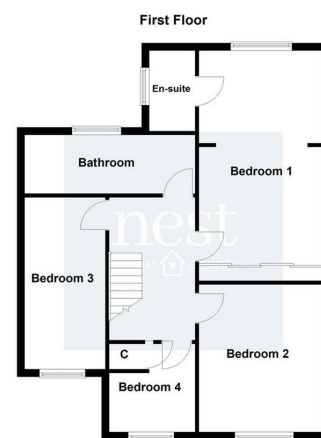
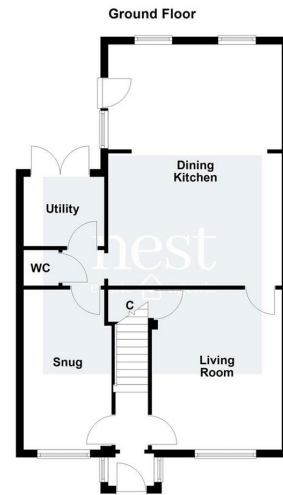
5'03 x 14'10

### En-Suite

3'08 x 6'08

### Outbuilding

7'08 x 10'07



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

**VIEWING** Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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Call us on 0116 2772277 for free advice.

**OFFER PROCEDURE** If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

**MONEY LAUNDERING** Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

**Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Browns Way, Whetstone, Leicester LE8 6YP

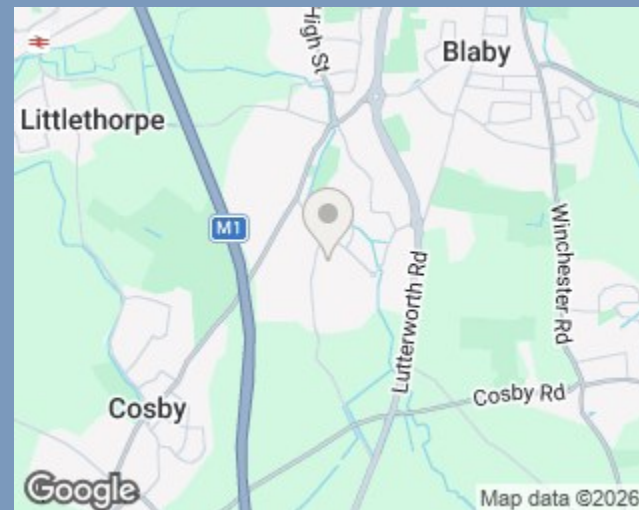
Guide Price £400,000

# The Story Begins

- Fabulous Detached Home With No Upward Chain
- Entrance Hallway
- Living Room
- Spacious Family Dining Kitchen
- Versatile Extra Room
- Utility & Downstairs WC
- Four Bedrooms
- Family Bathroom & En-Suite
- Enclosed Garden With Outbuilding & Off Road Parking
- Freehold EPC - TBC Council Tax Band - C

# Location Is Everything

Situated in a sought after location of Whetstone, this home sits proudly in a Cul de sac position. In Whetstone, you will enjoy a lively local community with plenty going on; there is Blaby & Whetstone Boys Club, a golf course, two reputable primary schools, St Peters and Badgerbrook. 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.



# Inside Story

Positioned on a cul-de-sac with no upward chain, this beautifully extended four-bedroom detached on Browns Way offers spacious, versatile living accommodation — ideal for modern family living.

You are welcomed into the entrance hallway, which leads through to a the living room featuring stylish panelling across two walls. There is also the added benefit of useful understairs storage. The snug, a versatile space can easily adapt to suit your needs, maybe a study or a room to tuck yourself away with a good book.

The impressive dining kitchen truly forms the heart of the home. Flooded with natural light, this bright and contemporary space features a central island with additional storage and seating for two bar stools. The kitchen is well-equipped with an integrated oven and microwave, induction hob with extractor fan, integrated dishwasher, and space for an American-style fridge freezer. There is ample room for a dining table.

The ground floor also benefits from a convenient WC and a separate utility room with plumbing for a washing machine. Access to the rear garden can be gained via double doors from the utility room or a side door from the kitchen.

Upstairs, the extended master bedroom is a fantastic size and boasts fitted wardrobes, a dedicated dressing area, and a modern ensuite comprising a shower, WC and wash hand basin. There are two further double bedrooms, a single bedroom, and a bright family bathroom fitted with a bath and overhead shower, WC and wash hand basin.

Externally, the rear garden offers a patio seating area and lawned section. There is also a useful outbuilding with built-in electricity. To the front of the property, off-road parking is provided.

A superb family home in a desirable location — early viewing is highly recommended.

GUIDE PRICE £400,000-£420,000

