

## Room Sizes

### Entrance Hallway

**Living Area**  
20'09 x 11'10 max

**Dining Area**  
9'09 x 11'11

**Kitchen**  
9'11 x 10'01

**WC**  
2'09 x 4'07

**Bedroom One**  
11'05 x 11'04

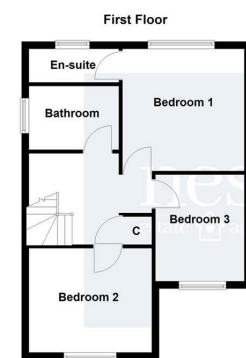
**Bedroom Two**  
11'07 x 9'09

**Bedroom Three**  
8'08 x 9'03

**En-Suite**  
8'09 x 3'09

**Bathroom**  
6'07 x 9

**Garage**  
8'02 x 16'03



**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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**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.

Leveret Drive, Whetstone, Leicester LE8 6BH

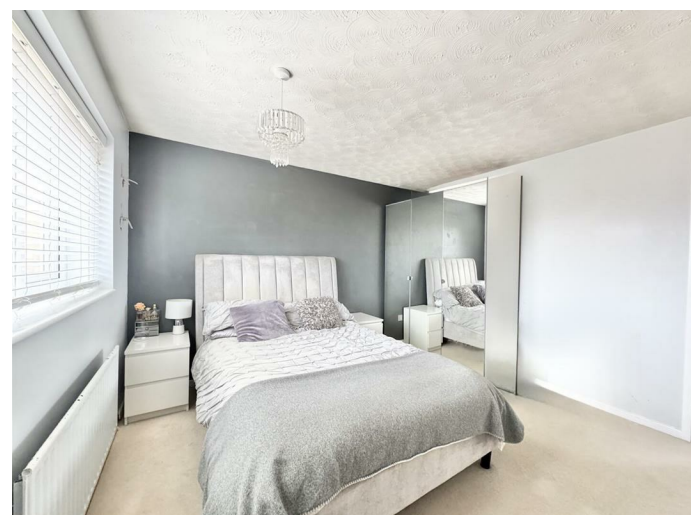
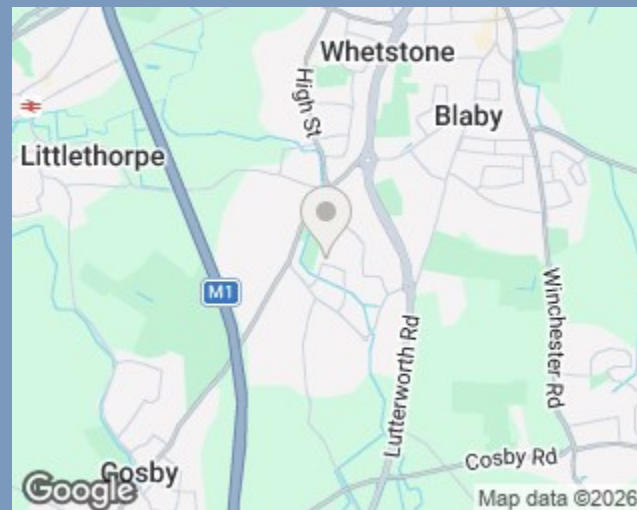
£339,950

# The Story Begins

- Beautiful Detached Home
- Entrance Hallway
- Spacious Living Area
- Bright Dining Area
- Fitted Kitchen
- Three Double Bedrooms
- En-Suite Shower Room & Family Bathroom
- Garage With Door From The Main House.
- Enclosed Garden & Off Road Parking
- Freehold EPC - TBC Council Tax Band - C

# Location Is Everything

In Whetstone, you will enjoy a lively local community with plenty going on; there is Blaby & Whetstone Boys Club, a golf course, two 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

Beautifully presented extended family home. This stunning and beautifully presented extended detached family home offers an exceptional blend of space, style, and modern comfort, making it the perfect choice for contemporary family living.

From the moment you step inside, the property immediately impresses with its welcoming entrance hall and superbly spacious layout. The generous main living area provides a wonderful setting for both relaxing and entertaining, featuring a stylish fireplace that creates a warm and inviting focal point. This elegant space flows effortlessly into the dining area, where skylights and striking bi-fold doors bathe the room in natural light while opening directly onto the rear garden, creating a seamless connection between indoor and outdoor living.

The modern fitted kitchen has been thoughtfully designed with both practicality and style in mind, offering a comprehensive range of modern wall and base units along with integrated appliances including a fridge, freezer, and oven with gas hob and extractor fan over. There is also plumbing for a washing machine, while pleasant views over the rear garden and a useful side door providing access to the driveway and outside space further enhance the functionality.

The ground floor also benefits from a convenient WC, internal access to the garage, and an additional garage entrance from the front of the property.

To the first floor, the home continues to impress with three generously sized double bedrooms, providing ample space for growing families or those in need of flexible accommodation. The master bedroom enjoys the luxury of its own en suite shower room, while a contemporary family bathroom serves the remaining bedrooms.

Outside, the rear garden is mainly laid to lawn and complemented by a patio for alfresco dining. To the front there is a driveway, leading to the garage. A wonderful home in a popular location.

