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ESTATE AGENTS

Room Sizes

Entrance Hallway

Study
11'04 x 9

Living Room
26'11 x 14'08

Kitchen/Dining Room
17'03 max x 21'02 max

WC
6'05 x 3'01

Bedroom One
16'03 x 16'10

Bedroom Two
12'09 x 9'08

Bedroom Three
13'10 max x 9'01

Bedroom Four
9'02 x 8'09

Master En-Suite
7'11 x 6'01

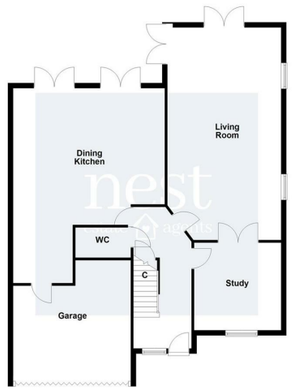
Walk-In-Wardrobe
7'11 x 8'08

Bedroom Two En-Suite
7'07 x 5'02

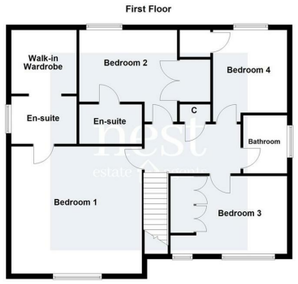
Bathroom
5'09 x 6'08

Garage
16'03 x 15 max

Ground Floor



First Floor



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
FREE PROPERTY VALUATION Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.
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.

Elliot Close, Whetstone, Leicester LE8 6QX

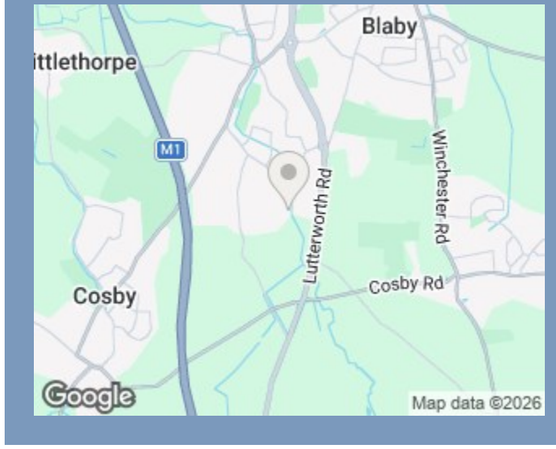
Offers Over £425,000

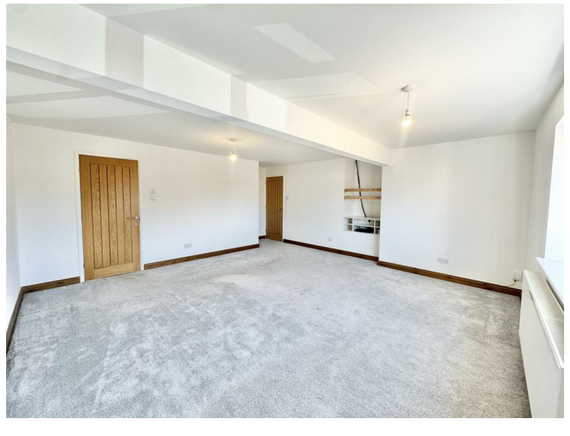
The Story Begins

- Fabulous Beautiful Extended Family Home - Guide Price £425,000 - £450,000
- Entrance Hallway
- Study And Spacious Living Room
- Open Plan Living Dining Kitchen
- Downstairs WC & Understairs Storage
- Four Bedrooms With Fitted/Walk-In Wardrobes
- Two En-Suites And Family Bathroom
- Double Garage & Enclosed Garden
- Off Road Parking
- Freehold EPC - TBC Council Tax Band - TBC
-

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

This stunning extended detached home, has the Wow factor and offers spacious, versatile living throughout. Upon entering, a bright and welcoming hallway leads to a versatile study, ideal for a home office, playroom, or additional reception space to suit your needs.
The heart of the home is the impressive living room, where natural light floods in through two sets of French doors opening onto the garden, complemented by skylights and additional windows to create a bright and airy atmosphere. The modern fitted kitchen is well-equipped with a range of base and wall units, two integrated ovens, an induction hob with extractor fan, and a fitted dishwasher, along with space for an American-style fridge freezer. A central island with breakfast bar seating provides a sociable focal point, while there is ample space for a family dining table. The kitchen is equally light-filled, with further French doors opening directly onto the garden.
The ground floor also benefits from a convenient WC and useful understairs storage.
Upstairs, the generous master bedroom features a stylish en-suite shower room and a walk-in wardrobe area, enhanced by a skylight. Bedroom two also enjoys its own en-suite shower room, while two further well-proportioned double bedrooms all benefit from fitted wardrobes. A modern family bathroom completes the first floor, fitted with a bath and overhead shower, wash basin, and WC.
Externally, the enclosed rear garden is mainly laid to lawn, providing an ideal space for families and outdoor entertaining. The integral double garage can be accessed both internally from the kitchen and externally via an electric door, and there is off-road parking to the front along with side access.
Early viewing is highly recommended to fully appreciate all that this exceptional home has to offer. We would like to make you aware that this property has experienced flooding in the past. Please contact us for further details on the flood defenses that are now in place.