

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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www.nestestateagents.co.uk

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ESTATE AGENTS

## Room Sizes

### Entrance Hallway

### Lounge

20'03 x 11'3

### Living Kitchen & Dining

29'4 x 13'4

### Utility

7'2 x 9'7

### WC

3 x 4'8

### Bedroom One

17'9 max x 17'9 max

### Bedroom Two

14'4 x 11'11

### Bedroom Three

10'7 x 9'7

### Bedroom Four

9'6 x 7'2

### Bathroom

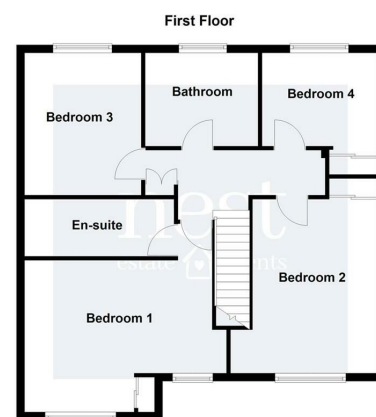
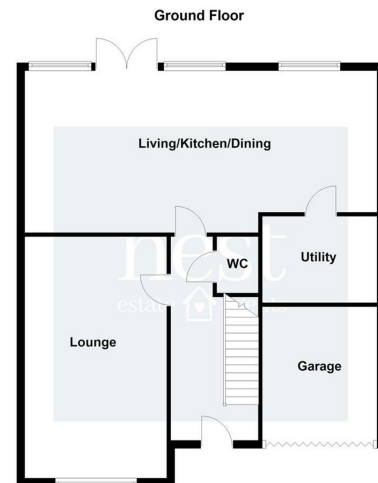
9'4 max x 7'1 max

### En-Suite

9'04 x 4'9

### Garage

11 x 9'8



**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.

Ewan Close, Whetstone, Leicester LE8 6PB

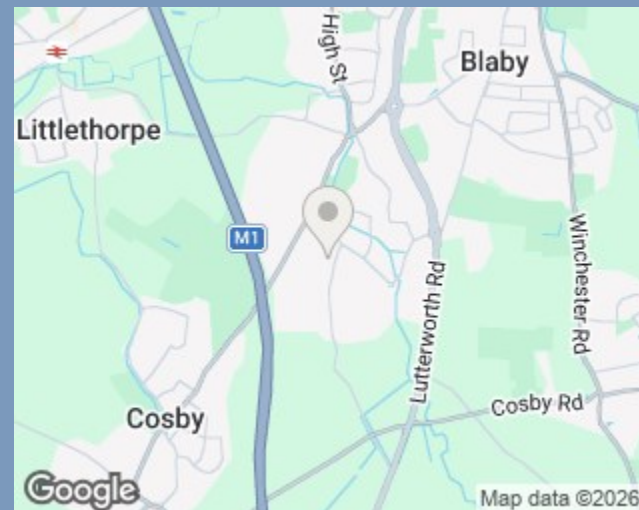
Offers Over £500,000

# The Story Begins

- Executive Detached Family Home
- Located Within A Private Cul-De-Sac
- Entrance Hallway & Downstairs WC
- Separate Living Room
- Living, Dining Kitchen & Utility Room
- First Floor Landing & Family Bathroom
- Four Bedrooms & En-Suite
- Landscaped Rear Garden With Patio Area
- Driveway & Garage
- Freehold, EPC - C, Council Tax Band - E

# Location Is Everything

In Whetstone you'll enjoy a lively local community with plenty going on, there's a golf course, two primary schools, St Peters and Badgerbrook, churches, The Dog & Gun and the popular Lime Tree public house. There is a great selection of local shops including a Co-Operative supermarket, a pharmacy and a dentist with a wider selection of amenities available in the nearby town of Blaby. 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

An exceptional detached executive residence, beautifully presented throughout and positioned within an exclusive private cul-de-sac setting. Offering elegant and versatile accommodation across both floors, this immaculate family home combines contemporary styling with practical modern living.

The property is approached via an oak storm porch, a welcoming entrance and setting the tone for the quality throughout. The entrance hall leads to a sophisticated separate lounge, offering an ideal space for relaxation. To the rear is the stunning open-plan living dining kitchen, enhanced by French doors that flood the space with natural light and create a seamless connection to the garden, perfect for entertaining and modern family life. The stylish kitchen is fitted with an extensive range of units, work surfaces, and integrated appliances including a dishwasher and fridge freezer. A separate utility room provides additional storage, plumbing for white goods, and internal access to a garage, which is currently used for storage, whilst a ground floor WC further enhances practicality.

To the first floor, the impressive principal suite benefits from fitted wardrobes, a dressing area, and a luxurious walk-in shower en-suite. Three further double bedrooms provide excellent accommodation, with bedrooms two and four also featuring fitted wardrobes. The contemporary family bathroom comprises a separate bath, walk-in shower, wash hand basin, and WC.

Externally, the enclosed rear garden offers a private and well-maintained retreat, mainly laid to lawn with mature conifer screening and an attractive patio seating area ideal for outdoor dining and entertaining.

To the front, a driveway provides parking and access to the storage garage.

Combining executive presentation with well-balanced accommodation throughout, this outstanding home presents a superb turn-key opportunity within a highly desirable residential location.

Please note there is a private road maintenance charge of £25 PCM.

