

Room Sizes

Entrance Hall

Living Room

12'05 x 15'03

Kitchen

8'01 x 7'04

Dining Room

14'02 x 8'10

WC

2'08 x 5'03

Bedroom One

11'10 x 8'11

Bedroom Two

9'03 x 8'09

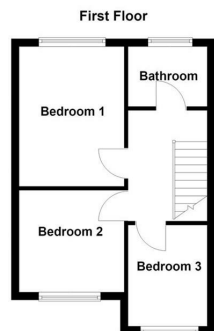
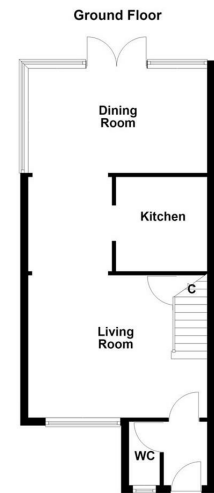
Bedroom Three

9'07 x 6'11

Bathroom

6 x 5'06

Garage



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.

Peacock Drive, Whetstone, Leicester LE8 6YF

£290,000

The Story Begins

- Fabulous Semi-Detached Family Home In A Highly Desirable Residential Area
- Conveniently Located Close To Badgerbrook Primary School
- Generous Plot Offering Potential For Extension Subject To Permissions
- Stylish Living Room With Acoustic Slat Panelling And Electric Fire
- Modern Kitchen With Integrated Oven, Hob And Extractor Fan
- Impressive Conservatory Conversion With Velux Windows And French Doors
- Three Well-Proportioned Bedrooms Including Principal Bedroom With Fitted Wardrobes
- Contemporary Family Bathroom With Bath And Overhead Shower
- Landscaped Rear Garden, Detached Garage And Off-Road Parking Driveway
- Freehold EPC - C 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

This fabulous semi-detached family home is situated within a highly desirable residential area, conveniently located close to Badgerbrook Primary School. Occupying a generous plot with potential for extension, subject to relevant permissions, this well-presented property offers versatile accommodation ideal for family life.

You are welcomed into an entrance hallway with access to a convenient downstairs WC. The living room is a stylish and inviting space, featuring tasteful décor, contemporary acoustic slat panelling and an attractive wall-mounted fire. There is also useful understairs storage and a staircase rising to the first floor.

To the rear of the property is a formal dining area, perfect for family meals and entertaining, alongside a well-appointed kitchen fitted with modern wall and base units, contrasting work surfaces, a sink and drainer, integrated oven, hob and extractor fan, with space for additional appliances.

A particular highlight of the home is the impressive conservatory conversion spanning the rear elevation. Finished to a high standard with spotlights, Velux roof windows and French doors opening onto the garden, this bright and versatile space provides excellent additional accommodation.

The first floor offers three well-proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes. The family bathroom is fitted with a modern white suite comprising a bath with overhead shower, vanity wash hand basin and low-level WC, complemented by attractive tiling.

Externally, the property continues to impress. To the front is a paved driveway providing off-road parking and leading to a detached garage with an electric roller door. The rear south facing garden has been thoughtfully landscaped with patio, lawn and decked seating areas, alongside mature planting, creating a wonderful outdoor space to enjoy.

A fantastic opportunity to acquire a beautiful family home in a popular location. Early viewing is highly recommended.

