1a Lutterworth Road Blaby, Leicester, LE9 1RG
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ESTATE AGENTS

Room Sizes

Hallway
13 x 7

Study
8 x 7'11

Downstairs WC
8 x 3

Living Room
20 max x 12

Dining Kitchen
28 x 10'11

Utility Room
8 x 4

Garden Room
12 x 10'11

First Floor Landing
14 x 4

Principle Bedroom
14 max x 12 into robes

En-Suite
7 x 5

Bedroom Two
10'11 x 9

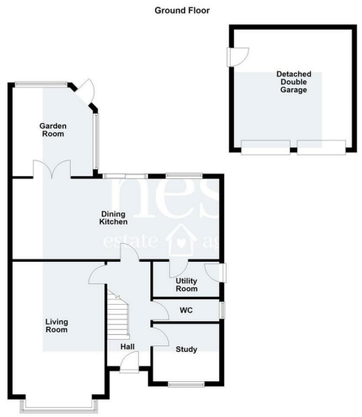
En-Suite
7 x 6

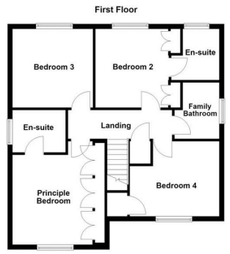
Bedroom Three
10'11 x 10

Bedroom Four
12 x 9

Family Bathroom
8 x 6 max

Detached Double Garage
16 x 16





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.

Alice Gardens, Whetstone, Leicester LE8 6WH

£580,000

The Story Begins

- Superb Executive Detached Residence
- Immaculately Presented Throughout
- Downstairs WC & Study
- Living Room & Garden Room
- Dining Kitchen & Utility Room
- Four Double Bedrooms & Family Bathroom
- Two En-Suite Shower Rooms
- Driveway & Detached Double Garage
- Wonderful Enclosed Rear Garden
- Freehold, Energy Rating C & Council Tax Band F

Location Is Everything

Whetstone offers a thriving local community with a wide range of amenities and leisure facilities. Residents benefit from local attractions including Blaby & Whetstone Boys Club, a golf course, and two well-regarded primary schools – St Peter's and Badgerbrook.
The village provides a good selection of everyday conveniences, including local shops, a post office, supermarket, pharmacy and dental practice, alongside several churches and popular public houses.
Ideally positioned, Whetstone enjoys the perfect balance of village living with excellent access to Leicester city centre and the surrounding open countryside. The area also benefits from convenient transport links, including easy access to the motorway network and nearby Narborough railway station.
The neighbouring village of Blaby is within walking distance and offers an even wider range of amenities, including two supermarkets, a post office, pharmacies, health centres, hotel, library and dental surgery, making this a highly convenient and desirable location.

Inside Story

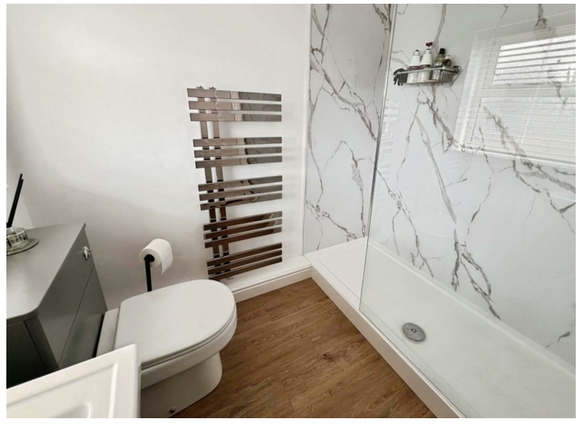
This superb detached family residence is situated in a highly sought-after location and was originally built as the show home. Since then, the property has been impeccably maintained and thoughtfully improved by the current owners, both internally and externally, with quality fittings and attention to detail throughout. A truly impressive home that must be viewed to be appreciated.

Upon entering, you are welcomed into a spacious hallway featuring elegant Herringbone Amtico flooring, a staircase rising to the first floor and a useful storage cupboard beneath. The study is positioned to the front aspect, providing the perfect space for home working, alongside a convenient ground floor WC.

The living room is a beautifully presented reception space, featuring a bay window and stylish fireplace, creating a warm and inviting atmosphere. To the rear of the property, the impressive kitchen/dining area stretches across the width of the home and is fitted with quality solid wood units, a central island and granite work surfaces. There is ample space for family dining and entertaining, with the added benefit of a practical utility room.

The garden room provides a wonderful additional living space, offering a relaxing retreat with views over the garden and flexibility to suit a variety of uses.

To the first floor, the property offers four generous double bedrooms, with three benefiting from built-in storage. Two bedrooms feature brand new en-suite shower rooms, complemented by a modern family bathroom.

Externally, the property continues to impress with a driveway providing ample off-road parking and an EV charging point. There is also a detached double garage with electric roller door and a convenient courtesy side door.

The landscaped garden has been designed for low maintenance and enjoyment, featuring a fantastic patio area ideal for outdoor dining and entertaining. A professionally installed putting green provides a unique feature, perfect for adults and children.