

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
www.nestestateagents.co.uk

FLOOR PLAN

DIMENSIONS



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, LE8 4DW

Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATIONS 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 277 2277 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.

Measurements are for guidance only and potential buyers are advised to recheck measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

32 Muntjack Road, Whetstone, Leicester, LE8 6BJ
£1,395 Per month

OVERVIEW

- Four Bedrooms
- Kitchen Diner
- Lounge
- Conservatory
- Family Bathroom
- Master En Suite
- Garage
- Rear Garden Off Road Parking
- Council Tax Band (D)
- EPC Rating TBC

LOCATION LOCATION....

Situated in a sought after location of Whetstone with a highly recommended school just a few minutes walk away. 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 the Ofsted outstanding 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.



THE INSIDE STORY

Nestled in the charming area of Whetstone, Leicester, this delightful detached house on Muntjack Road offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking ample space to grow and thrive.

The heart of the home is undoubtedly the inviting kitchen diner, which provides a wonderful space for family meals and entertaining guests. The open layout ensures that the kitchen is both functional and sociable, making it a delightful area for culinary creativity. Adjacent to this, the conservatory adds an extra touch of elegance, allowing natural light to flood in and creating a serene space to relax or enjoy a morning coffee.

For those with vehicles, the property boasts off-road parking, ensuring convenience and peace of mind. The surrounding area is known for its friendly community and excellent local amenities, making it a desirable location for families and professionals alike.

Viewing this property is essential to fully appreciate its charm and potential. With its spacious layout and modern features, this house is not just a place to live, but a place to call home. Don't miss the opportunity to make this wonderful property your own.

*Council Tax band (D)
EPC Rating (TBC)*

