

Room Sizes

Entrance Hallway

Living Room

15 x 11

Dining Kitchen

20'06 x 15'03

Study/Playroom

16 max x 8'05 max

Utility

6'09 x 4'07

WC

3 x 5

Bedroom One

17'06 max x 10'09 max

Bedroom Two

13'11 x 9'04

Bedroom Three

9'04 x 10'10

Bedroom Four

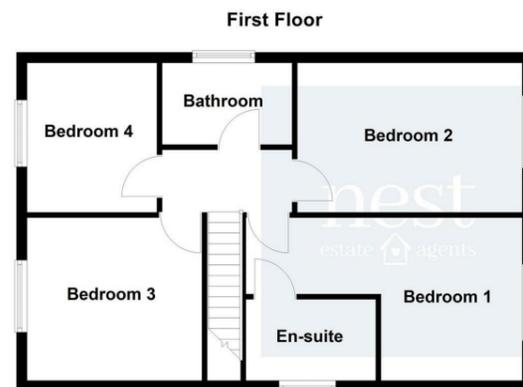
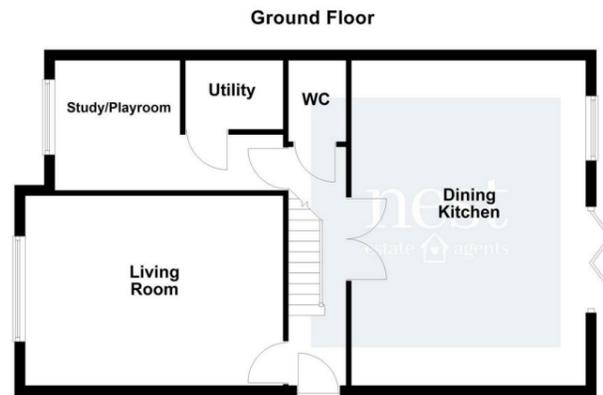
8 x 9'06

Bathroom

5'04 x 8

En-Suite

8 x 5



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.

Reeves Close, Whetstone, Leicester LE8 6YQ

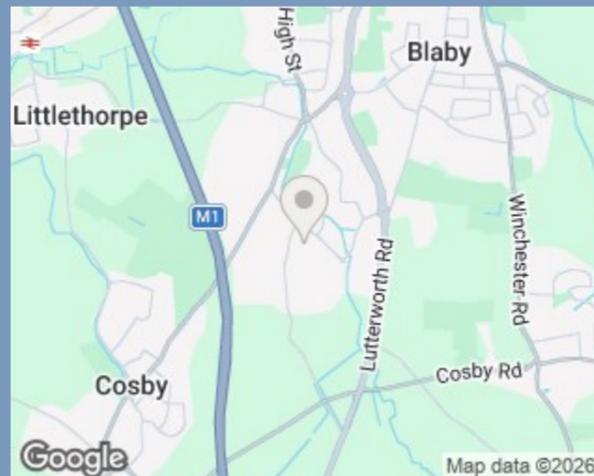
Offers Over £400,000

The Story Begins

- Beautiful Detached Home
- Entrance Hallway
- Bright Living Room
- Spacious Open Dining Kitchen
- Study/Playroom
- Utility & Downstairs WC
- Four Bedrooms
- En-Suite Shower Room & Family Bathroom
- Enclosed Garden & Off Road Parking
- Freehold EPC - D Council Tax Band - D

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 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 detached property, with no upward chain has been fully renovated to a high standard throughout, offering modern and flexible living ideal for families.

The welcoming entrance hallway leads into a cosy yet bright living room, perfect for relaxing. To the rear, the impressive open-plan dining kitchen provides a spacious and sociable space of the home, there is ample space for both dining and seating areas.

The contemporary kitchen is fitted with a range of wall and base units complemented by contrasting work surfaces, and includes integrated appliances such as a dishwasher, fridge freezer, oven, microwave, and induction hob.

Also on the ground floor is the versatile study/playroom which has been left as a blank canvas, ready for you to personalise to suit your lifestyle. There is also a handy separate utility room, and a convenient downstairs WC.

Upstairs, the property boasts four generously sized double bedrooms, with the master bedroom benefiting from a modern en-suite shower room. The family bathroom comprises a bath with overhead shower, WC, and wash basin.

Externally, the rear garden is mainly laid to lawn, with additional lawned areas wrapping around the front and side of the property. Off-road parking is available to the front.

This beautifully presented home offers spacious, adaptable accommodation and is ready to move into, making it an ideal choice for modern family living.

