

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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nest
ESTATE AGENTS

Room Sizes

Entrance Hallway

Living Room

10'09 x 16'11

Kitchen

25'02 x 9'06

Conservatory

10'03 x 11'06

Utility

7'08 x 6

WC

3 x 5

Bedroom One

14'03 x 11'04

Bedroom Two

9'11 x 10'04

Bedroom Three

7'09 x 9'01 max

Bedroom Four

7'02 x 7'04

Bathroom

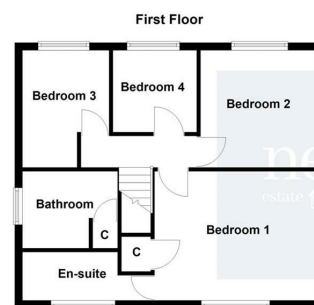
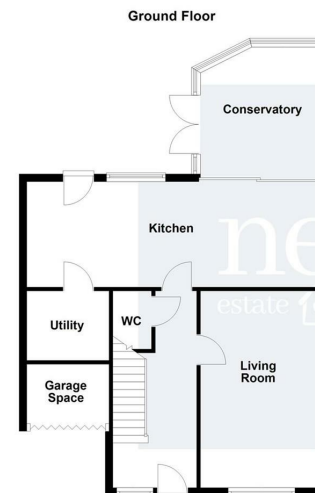
7'07 x 7

En-Suite

5'02 max x 11 max

Garage Space

7'08 x 5'09



Burnham Drive, Whetstone, Leicester LE8 6HY

£394,950

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.

The Story Begins

- Beautiful Detached Home
- Entrance Hallway
- Spacious Living Room
- Wonderful Fitted Kitchen With Additional Living Space
- Conservatory Used As A Dining Room
- Utility & WC
- Four Bedrooms
- En-Suite Shower Room & Family Bathroom
- Enclosed Garden & Off Road Parking
- Freehold EPC - C Council Tax Band - D

Location Is Everything

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

Welcome to this beautiful detached home, offered to the market with no upward chain.

Upon entering, you are greeted by a welcoming entrance hallway which leads through to a spacious and cosy living room, ideal for both relaxing and entertaining. The kitchen has the Wow factor and is fitted with a stunning range of wall and base units complemented by contrasting worktops, offering ample storage and workspace. It features two ovens with a grill, gas hobs with an extractor fan over, and generous cupboard space throughout.

The kitchen also benefits from a breakfast bar with room for bar stools, creating a perfect spot for informal dining. There is additional space to accommodate a fridge freezer, as well as a sofa, allowing for a versatile living area within the kitchen itself. A separate utility room provides plumbing for a washing machine and dishwasher, along with further space for additional appliances such as a fridge and freezer, plus extra cupboards for storage.

Sliding doors from the kitchen lead into a bright conservatory, currently used as a dining room, providing a pleasant outlook over the garden and an excellent space for entertaining. The ground floor further benefits from a convenient WC and access to a garage space from the front of the property.

Upstairs, the property offers four bedrooms, comprising two doubles and two singles. The master bedroom features a modern en suite shower room along with a built-in storage cupboard. The family bathroom is fitted with a bath and overhead shower, WC, and wash basin, along with additional storage.

Externally, the garden is arranged over split levels, offering multiple areas for outdoor seating and enjoyment. To the front, there is off-road parking.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

