1a Lutterworth Road Blaby, Leicester, LE9 1RG
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www.nestestateagents.co.uk

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ESTATE AGENTS

# Room Sizes

**Hallway**

**Living Room**
13 x 11

**Dining Area**
8'11 x 8

**Kitchen**
14 x 8

**Family Room / Bedroom Five**
13 x 7'11

**Downstairs WC**
7'11 x 4

**Landing**

**Bedroom One**
12 x 11

**En-Suite**
11 max x 4 max

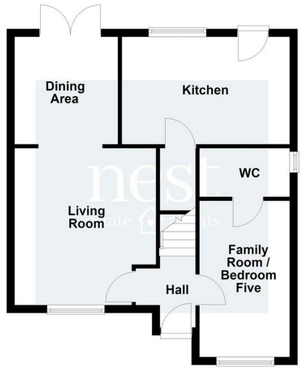
**Bedroom Two**
10 x 8

**Bedroom Three**
10 max x 6'10 max

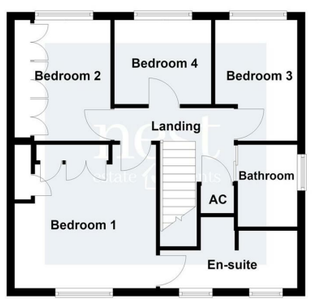
**Bedroom Four**
8 x 7

**Bathroom**
6'10 x 5

Ground Floor




First Floor






**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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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.

## Charlton Close, Whetstone, Leicester LE8 6ET

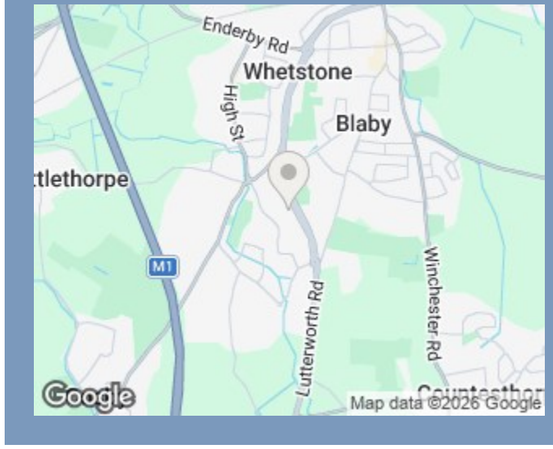
# £375,000

# The Story Begins

- Immaculate Detached Family Home
- Lovely Cul-De-Sac Position
- Hallway, WC & Living Room
- Dining Area & Fitted Kitchen
- Family Room / Downstairs Bedroom
- First Floor Landing & Family Bathroom
- Four Bedrooms & En-Suite Shower Room
- Enclosed, Landscaped Rear Garden
- Paved Driveway To The Front
- Freehold, Council Tax Band D & Awaiting Energy Rating

# Location Is Everything

Situated in the sought-after village of Whetstone, this home enjoys a cul-de-sac position. The village has a lively community with plenty to offer, including Blaby & Whetstone Boys Club, a golf course and two primary schools, St Peter's and Badgerbrook. There are also several churches, public houses and a good selection of local amenities, including a post office, supermarket, pharmacy and dentist. Ideally positioned for access to Leicester city centre and the surrounding open countryside, Whetstone also benefits from excellent links to the motorway network and Narborough train station.












# Inside Story

Situated within a pleasant cul-de-sac in a sought-after area of Whetstone, this wonderful detached family home is immaculately presented throughout, offering spacious and versatile accommodation perfectly suited to modern family living.

On approach, a paved driveway provides off-road parking for several vehicles. Stepping inside, the welcoming entrance hallway has stairs rising to the first floor and access into the inviting living room, where a feature fireplace creates an attractive focal point. An opening leads through to the formal dining area, a lovely space enjoying natural light from its dual-aspect design, with French doors opening onto the rear garden.

The breakfast kitchen has been thoughtfully redesigned by incorporating the former utility room, creating a spacious and sociable setting. Beautifully refitted with stylish units and complementary work surfaces, this practical space also benefits from a convenient courtesy door to the outside.

Adding to the versatility of this home, the former garage has been converted to provide an additional ground-floor bedroom, currently utilised as a family and craft room. An adjoining WC offers sufficient space to accommodate a shower if desired, making this a wonderfully flexible addition to the accommodation.

Travelling upstairs, the first floor offers four bedrooms, three benefiting from fitted furniture. A modern en-suite and a contemporary family bathroom complete the accommodation.

Outside, the rear garden has been thoughtfully landscaped with ease of maintenance in mind. A combination of paved and gravelled areas, a small lawn and established shrubs creates an attractive outdoor space, complemented by a useful garden shed.

A beautifully maintained and adaptable family home in a desirable Whetstone location, offering an excellent opportunity for its next owners to simply move in and enjoy.







