

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

nest
ESTATE AGENTS

Room Sizes

Entrance Hall

Kitchen

9'11 x 6'03

Living & Dining Room

17'10 x 20'08

Utility

7'08 x 5'11

Bedroom One

11'09 x 9'02

Bedroom Two

10 x 8'08

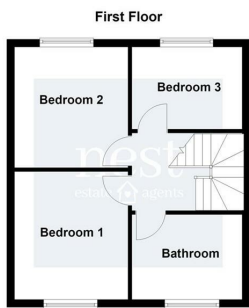
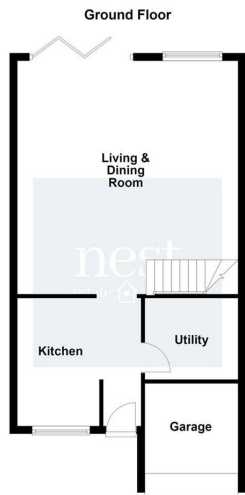
Bedroom Three

8'11 x 7'02

Bathroom

7'10 x 8'04

Garage



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.

Monal Close, Whetstone, Leicester LE8 6ZT

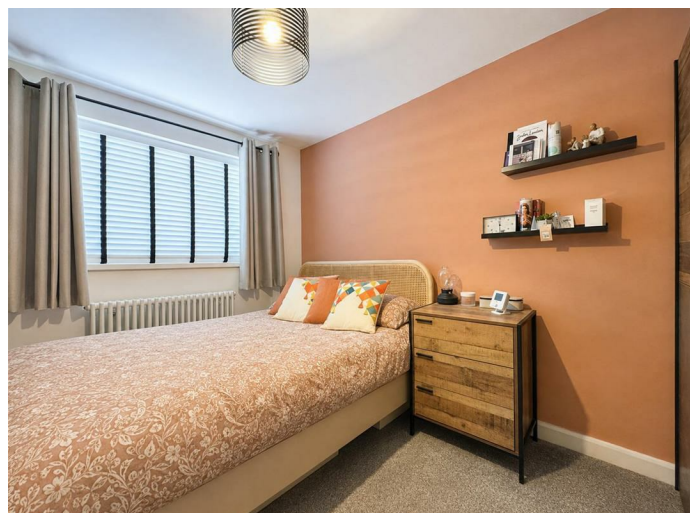
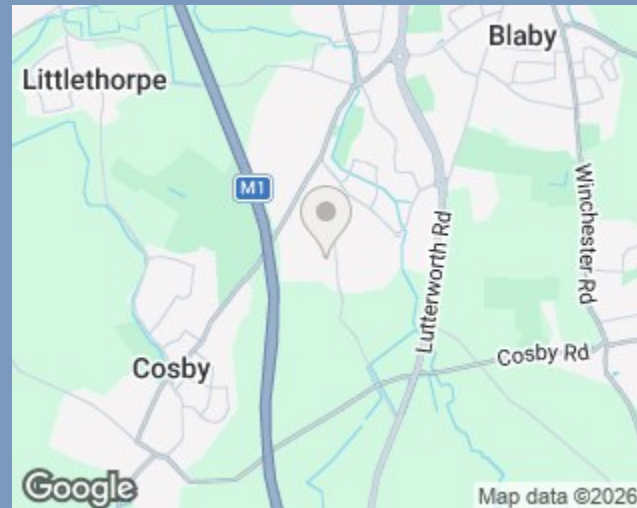
£290,000

The Story Begins

- Spacious Extended Family Home
- Desirable Cul-De-Sac Position
- Modern Kitchen With Integrated Appliances
- Impressive Open-Plan Living And Dining Room
- Useful Under-Stairs Utility Room
- Three Well-Proportioned Bedrooms
- Modern Family Bathroom With Walk-In Shower And Bath
- Rear Garden & Off Road Parking
- Garage For Storage
- Freehold, EPC - C Council Tax Band - C

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 spacious and thoughtfully extended family home is ideally positioned within a desirable cul-de-sac and offers well-proportioned accommodation, making it an ideal choice for families.

Upon entering, the welcoming hallway provides access to the main living accommodation, with the well-appointed kitchen situated to the left. The kitchen features a range of wall and base units, an integrated oven, induction hob with extractor fan over and ample storage, together with space for a dishwasher.

Part of the garage has been thoughtfully converted to create a useful utility room, conveniently positioned beneath the stairs. The utility room benefits from plumbing for both a washing machine and tumble dryer, providing excellent additional practicality and storage, whilst the remaining garage space continues to offer useful storage.

The impressive open-plan living and dining room is a fantastic feature of the home, offering a versatile and sociable space with plenty of room for multiple sofas and a dining table. There is also additional space that could comfortably accommodate a home office, making this a great room for modern family life.

To the first floor are three well-proportioned bedrooms, complemented by a modern family bathroom comprising a walk-in shower, separate bath, WC and wash hand basin.

Outside, the attractive rear garden features a patio area, providing an ideal space for outdoor dining and entertaining, with the remainder mainly laid to lawn. To the front, a generous driveway provides ample off-road parking and leads to the garage.

Offering generous living accommodation, a practical conversion creating a useful utility room, and excellent outdoor space, this is a lovely family home in a sought-after cul-de-sac position. An internal viewing is highly recommended.

