

FLOOR PLAN

DIMENSIONS

Entrance Hall

22'09 x 2'09 (6.93m x 0.84m)

Lounge

21'08 x 10'07 (6.60m x 3.23m)

Sun Room

7'04 x 9' (2.24m x 2.74m)

Dining Room

10'11 x 11'04 (3.33m x 3.45m)

Study

8' x 8'02 (2.44m x 2.49m)

Downstairs Cloakroom

3'07 x 4'02 (1.09m x 1.27m)

Kitchen

7'03 x 12'05 (2.21m x 3.78m)

Utility

6'07 x 3'03 (2.01m x 0.99m)

Landing

Bedroom Two

11' x 14'08 (3.35m x 4.47m)

Bedroom Three

11' x 11'07 (3.35m x 3.53m)

Bedroom Four

10'08 x 11'03 (3.25m x 3.43m)

Bathroom

10'06 x 8'05 (3.20m x 2.57m)

Bedroom One

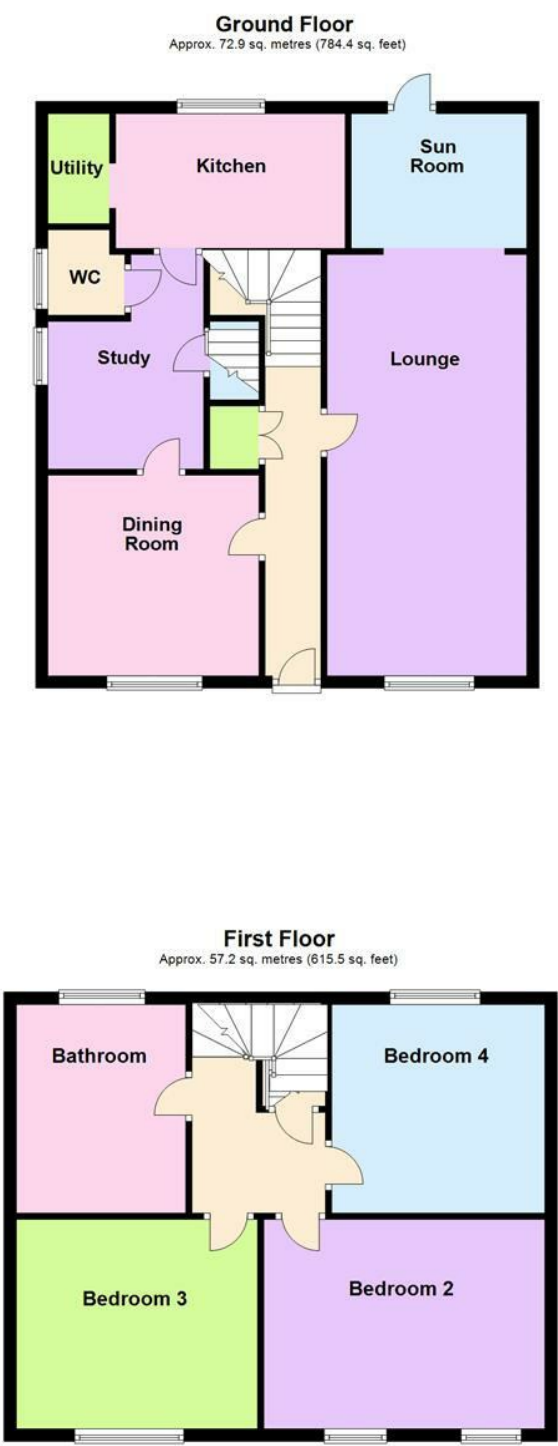
11'11 x 13'01 (3.63m x 3.99m)

En Suite

11'11 x 6'09 (3.63m x 2.06m)

Cellar

11'01 x 11'08 (3.38m x 3.56m)



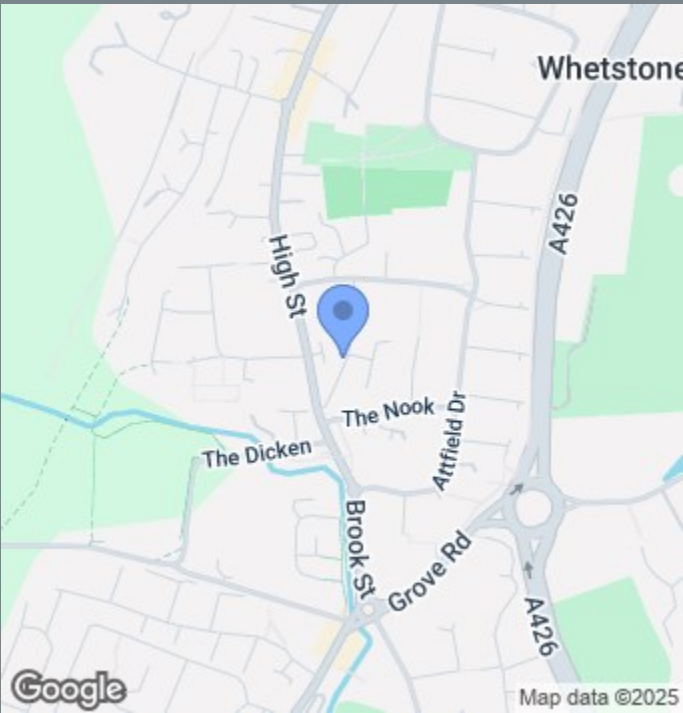


# OVERVIEW

- Stunning 1800's Cottage With Original Features
- Village Location & No Onward Chain
- Entrance Hall & Dining Room
- Lounge & Sun Room
- Kitchen, Utility & Downstairs Cloakroom
- Four Double Bedrooms
- Bathroom & En Suite
- Driveway & Enclosed Garden
- Viewings Highly Advised
- Freehold, EER - D, Council Tax - C

## LOCATION LOCATION....

Situated in a sought after location of Whetstone with a highly recommended Badgerbrook Primary school and local bus connections to senior schools 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. 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

Nestegg Properties are proud to introduce this charming cottage, steeped in history and elegance and dating back to the 1800s. Nestled within a desirable locale, this stunning property exudes character and offers a spacious layout ideal for modern living. Upon entering, you are greeted by an inviting entrance hall, setting the tone for the warmth and comfort that permeates throughout the home. The lounge, adorned with a sunroom and log burning stove provides a tranquil retreat bathed in natural light, perfect for relaxation or entertaining guests. Continuing through the residence, you'll discover the dining room, boasting original quarry tiled flooring, adding a touch of rustic charm. Adjacent is a study, providing a quiet space for work or study. Perfect for any family home is the addition of downstairs cloakroom. The heart of the home lies within the beautiful kitchen and utility area, offering a perfect blend of functionality and style. With ample storage and modern appliances, this space caters to the needs of a discerning chef while maintaining a welcoming ambiance. For those seeking additional storage or potential living space, the property also features a cellar, providing versatility and practicality. Ascending to the first floor, you'll find three generously proportioned double bedrooms, each offering comfort and privacy. The family bathroom is a sanctuary in itself, boasting a luxurious four-piece suite, featuring a claw foot, free standing bath, where you can unwind and rejuvenate after a long day. Ascending further to the second floor, you'll discover the master bedroom, complete with an en-suite bathroom, providing a private oasis for relaxation and tranquility. Externally the property offers a driveway providing convenient off-road parking, while an enclosed low maintenance garden offers a serene outdoor space, perfect for al fresco dining or enjoying the sunshine in privacy.

