

## FLOOR PLAN

### DIMENSIONS

**Entrance Hall**

**Downstairs Cloakroom**

3'01 x 5'01 (0.94m x 1.55m)

**Lounge**

15'05 x 12'02 (4.70m x 3.71m)

**Dining Room**

10'05 x 7'10 (3.18m x 2.39m)

**Kitchen**

10'05 x 7'02 (3.18m x 2.18m)

**Landing**

8'11 x 5'10 (2.72m x 1.78m)

**Bedroom One**

9'02 x 12' (2.79m x 3.66m)

**Bedroom Two**

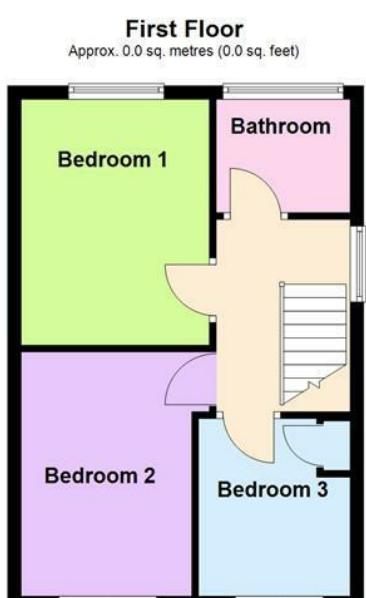
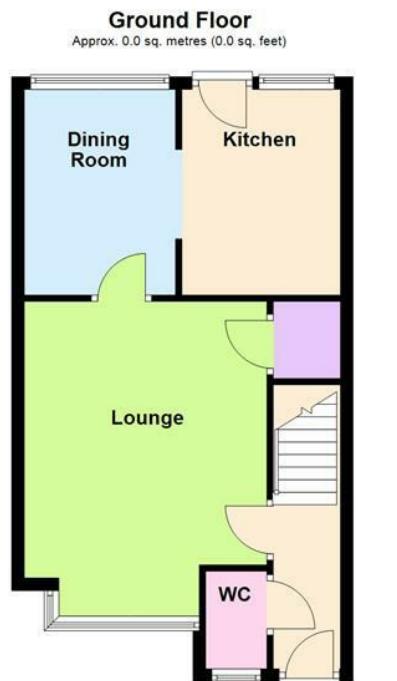
11'10 x 8'08 (3.61m x 2.64m)

**Bedroom Three**

9'01 x 6'07 (2.77m x 2.01m)

**Bathroom**

5'06 x 6'05 (1.68m x 1.96m)



**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 22a Cross Street, Enderby, LE19 4NJ

Telephone: 0116 286 9700 • Email: [sales@nestegg-properties.co.uk](mailto:sales@nestegg-properties.co.uk)

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Call us on 0116 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

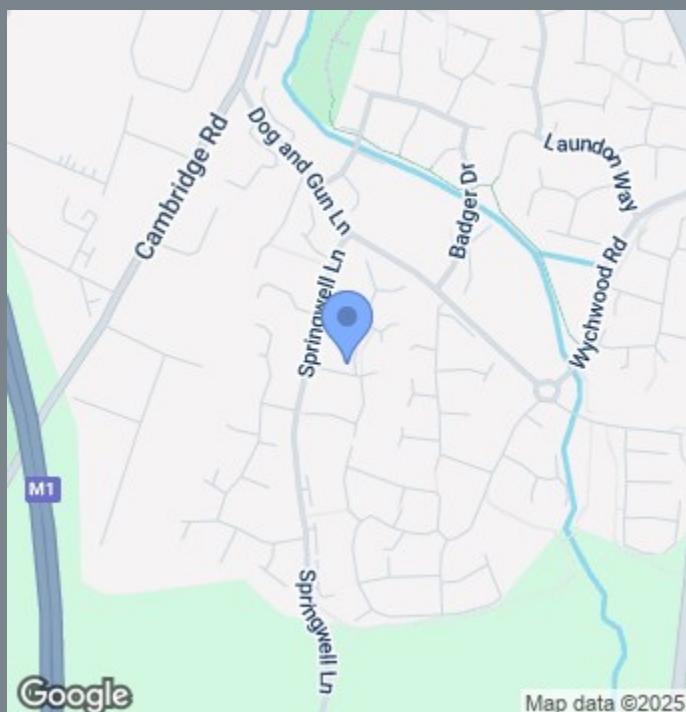
1 Peacock Drive, Whetstone, LE8 6YF  
**Offers Over £260,000**

# OVERVIEW

- Detached Family Home
- Corner Plot & No Onward Chain
- In Need Of Modernisation
- Entrance Hall & Downstairs Cloakroom
- Lounge, Dining Room & Kitchen
- Three Bedrooms & Bathroom
- Driveway & Detached Garage
- Front & Rear Garden
- Viewing Is Essential
- EER -C, Freehold, Tax Band - C

## LOCATION LOCATION....

Nestled in the charming village of Whetstone, Peacock Drive offers a delightful blend of convenience and tranquility, perfect for families and professionals alike. This picturesque area boasts proximity to Badgerbrook Primary School, renowned for its nurturing environment, and is within easy reach of esteemed secondary schools in nearby Countesthorpe, Enderby and Broughton Astley. Residents enjoy leisurely strolls through Whetstone Recreation Ground, a lush green oasis ideal for picnics and outdoor activities. The vibrant High Street features a variety of quaint shops, cosy cafes, and essential amenities like the Co-op supermarket, ensuring daily needs are met with ease. Commuters benefit from excellent traffic links, including the A47 and A426 roads connecting seamlessly to Leicester city centre and the M1 motorway, while nearby bus routes and train stations like Narborough provide stress-free travel options.



## THE INSIDE STORY

*Nestled in the heart of the charming village of Whetstone, this delightful detached family home is brimming with potential and waiting for its next chapter to unfold. Enjoying a generous corner plot and offered with no onward chain, this property presents a rare and exciting opportunity for those looking to create their dream home. While in need of modernisation, the home already boasts a welcoming entrance hall, a handy downstairs cloakroom, and a spacious lounge bathed in natural light thanks to its bay window. A separate dining room offers lovely views over the rear garden, making it perfect for family meals or entertaining guests. The kitchen provides a solid foundation for a modern upgrade. Upstairs, the landing leads to three well-proportioned bedrooms and a family bathroom. Outside, both front and rear gardens offer ample space to relax or play, complemented by a driveway and a detached garage for added convenience. With its superb location and endless possibilities, this property is a hidden gem just waiting to shine.*

