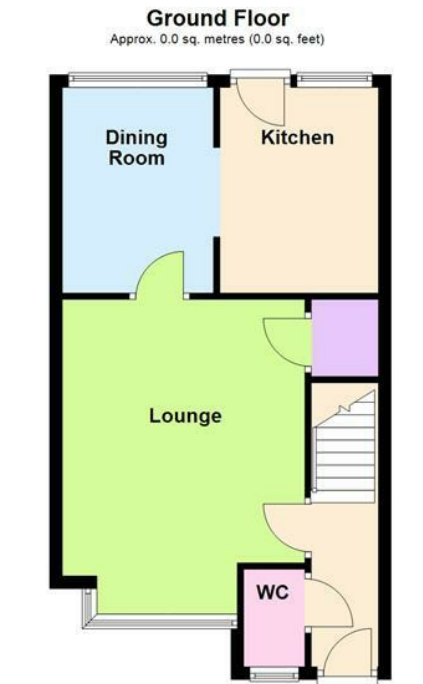


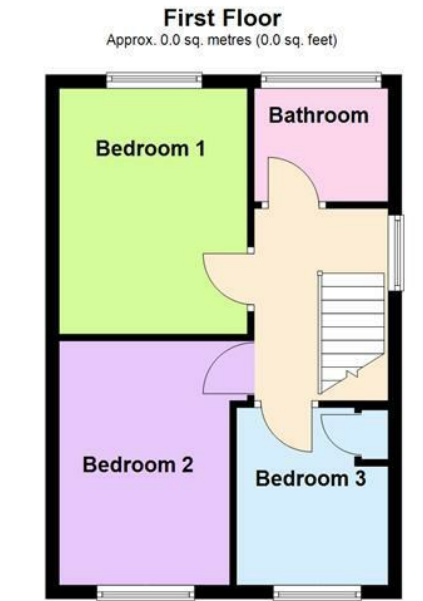
FLOOR PLAN

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)



Total area: approx. 0.0 sq. metres (0.0 sq. feet)



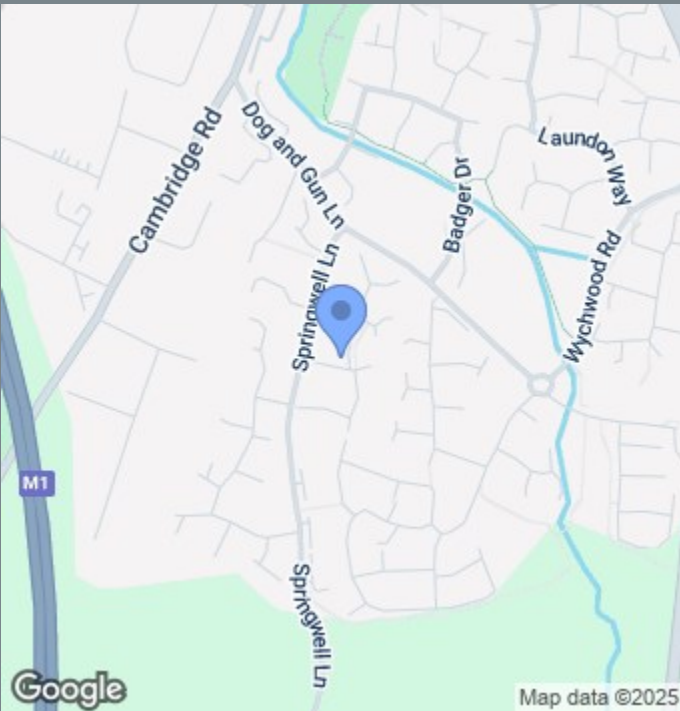


# OVERVIEW

- 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.*

