



# 1 Monal Close, Whetstone, Leicester. LE8 6ZT

- Well Presented Four Bedroom Detached Family Home
- Corner Plot Position In A Sought After Location
- Ent Area, Front Living Room With Bay, Rear Breakfast Kitchen
- Utility Lobby, Cloaks/Wc, Separate Dining Room
- Landing, Four Bedrooms, Family Bathroom
- En Suite Shower/Wc to Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Car Standing, Good Size Well Designed Rear Garden
- EPC Rating Grade E & Council Tax Band D



## PROPERTY DESCRIPTION

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Superb well presented four bedroom family detached property in this sought after location in Whetstone. Occupying an enviable corner plot position the property has been improved and well maintained by the current owners and an internal viewing is highly recommended to appreciate the style and layout of accommodation on offer. Briefly the property comprises of entrance area, good size front living room with bay window, feature fireplace and stairs leading to the first floor accommodation. The rear breakfast kitchen is a great space and is fitted with a range of modern base and wall units whilst also having double doors leading out to the rear garden area. Located off the kitchen is a useful utility lobby, with cloaks/wc and access to the separate dining room which has been converted from the original garage. To the first floor the landing gives access to all four bedrooms and a family bathroom. The extended master bedroom has the benefit of a good size en suite shower room/wc to the rear. The property further benefits from gas fired central heating system and double glazing. Externally the property benefits from a block paved driveway providing car standing, front lawn with low fence surround. There is a side gate leading to the well designed social rear garden area with decking, path, lawn, slate display borders and top patio area with fence and wall surround. An ideal family home. EPC rating is E and Council tax is band D.



## ROOM DESCRIPTIONS

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### Entrance Area

#### Lounge

15' 2" x 14' 11" (4.62m x 4.55m)

#### Breakfast Kitchen

15' 2" x 10' 4" (4.62m x 3.15m)

#### Dining Room

15' 11" x 7' 5" (4.85m x 2.26m)

#### Utility Lobby

7' 5" x 8' 7" max (2.26m x 2.62m)

#### Cloaks/Wc

#### Landing

#### Bedroom

14' 8" x 7' 7" (4.47m x 2.31m)

#### En Suite Shower Room/Wc

7' 6" x 6' 3" (2.29m x 1.91m)

#### Bedroom

11' 9" to front of robes x 8' 5" plus rec (3.58m x 2.57m)

#### Bedroom

10' 1" to front of robes x 9' 5" (3.07m x 2.87m)

#### Bedroom

9' 0" x 6' 6" (2.74m x 1.98m)

#### Family Bathroom

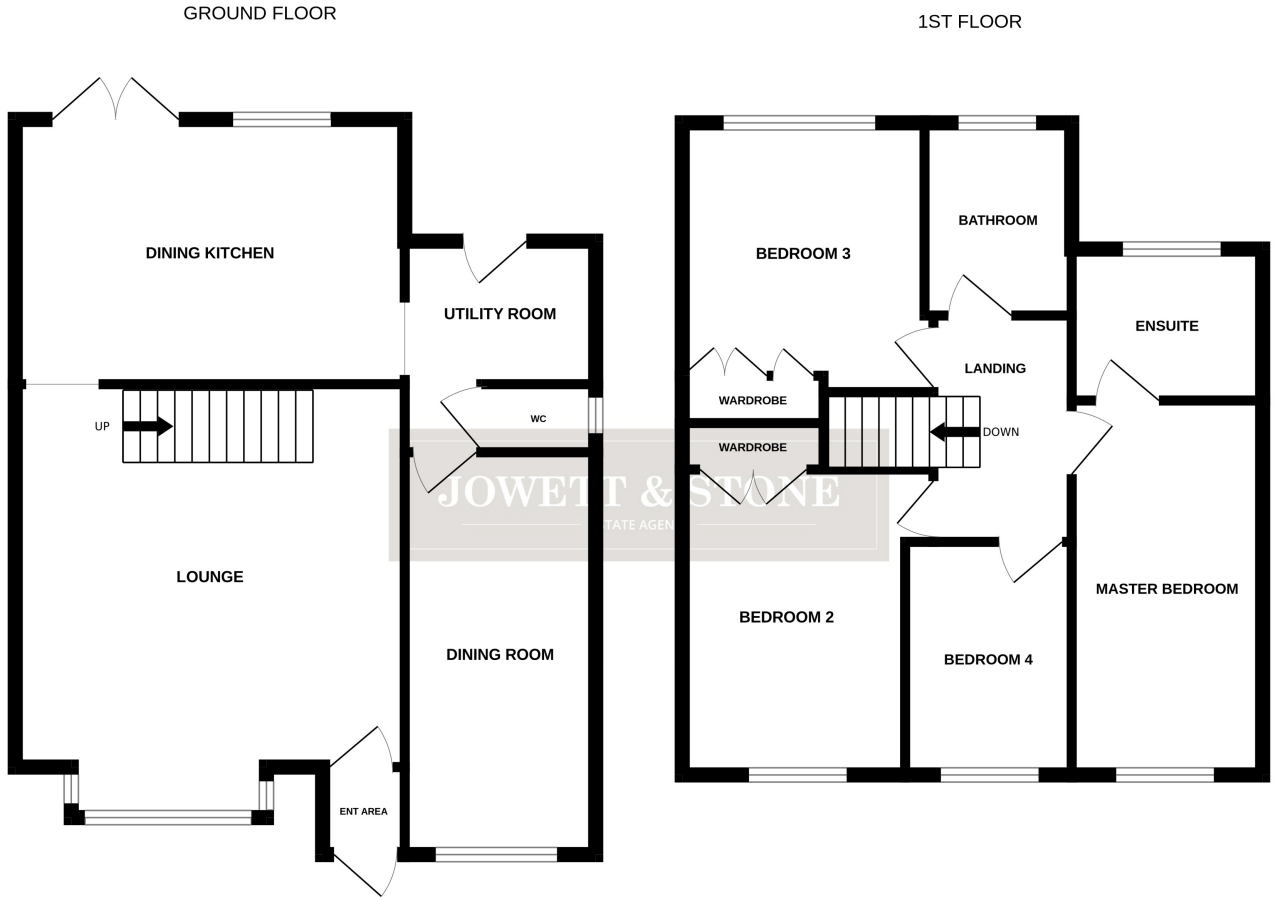
7' 5" x 5' 5" (2.26m x 1.65m)

#### External

#### Rear Garden



# FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>46</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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