



## Reeves Close, Whetstone, Leicester. LE8 6YQ

- Executive Detached Home On A Fantastic Corner Plot Position
- Presented To a High Standard Throughout
- No Onward Chain
- Ent Hall, Cloaks/WC, Good Size Lounge With Bay To Front
- Separate Dining Room, Feature Refitted Kitchen With Utility Area
- Landing, Four Bedrooms, Family Shower Room/Wc
- En Suite Shower/Wc to Master Bedroom
- Well Maintained Garden Areas To Front And Rear
- Rear Detached Double Garage
- Walking Distance To Badgerbrook Primary School
- Viewing Essential To Appreciate
- EPC Rating C & Council Tax Band E



## PROPERTY DESCRIPTION

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Offered for sale with no onward chain, a fantastic four bedroom executive detached property situated on an enviable corner plot position and presented and improved by the present owners to a high standard throughout. Located within walking distance to Badgerbrook Primary School the property comprises of a generous entrance hall with cloaks/wc and double doors leading to the good size lounge with dual aspect windows having front bay window, rear window overlooking the garden and also a modern feature electric fireplace. To the left hand side of the hallway is a separate dining room again with a bay window to the front. A real feature of the property is the refitted modern breakfast kitchen, fitted with a range of appliances including wine fridge, induction hob, dishwasher, washer dryer, self cleaning oven, there are also quartz worksurfaces and a useful utility area and rear access door to the garden. The first floor landing is bright and airy with a rear elevation window and gives access to the four bedrooms and family shower room/wc. The master bedroom also benefits from an en suite shower room/wc which has been refitted along with the family shower room. Bedroom two is a large double room, bedroom three is currently used as a good size home office and the fourth bedroom as a useful dressing room. Externally the property certainly has kerb appeal. To the front there is a display garden area with low level fencing. The rear garden is mainly laid to lawn and has a patio area with borders and wall/fence surround, there is an additional patio area to the rear and access to the rear double garage with electric door and parking to the front. Viewing comes highly recommended to appreciate the size, style and location of this lovely home. EPC rating is C and the Council Tax is band E.



## ROOM DESCRIPTIONS

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### Entrance Hall

10' 0" x 6' 3" (3.05m x 1.91m)

### Cloaks/Wc

### Lounge

19' 10" plus bay x 11' 3" (6.05m x 3.43m)

### Dining Room

10' 0" plus bay x 8' 4" plus ent area (3.05m x 2.54m)

### Breakfast Kitchen

19' 1" max x 9' 6" (5.82m x 2.90m)

### Landing

### Master Bedroom

12' 4" x 11' 6" max (3.76m x 3.51m)

### En Suite Shower Room/Wc

### Bedroom

12' 11" x 10' 5" max (3.94m x 3.17m)

### Bedroom

11' 6" x 7' 3" (3.51m x 2.21m)

### Bedroom

9' 1" x 6' 10" plus ent area (2.77m x 2.08m)

### Family Shower Room/Wc

### External

### Double Garage

17' 0" x 16' 9" into rec (5.18m x 5.11m)

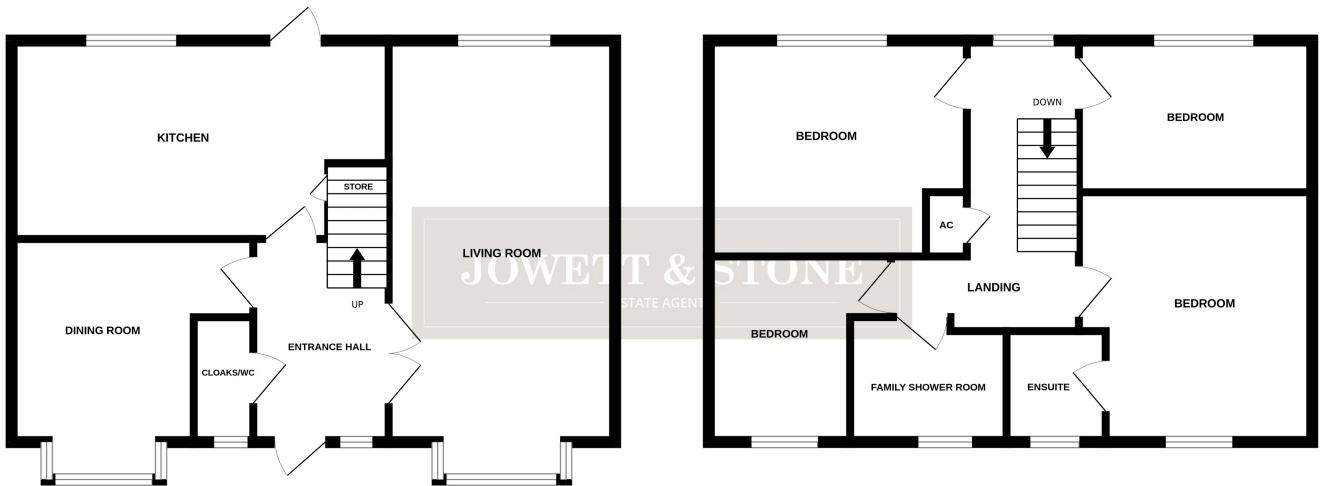
### Rear Garden



# FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



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>85</b>
(69-80)	<b>C</b>	<b>71</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</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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