



## 10 Otter Way, Whetstone, Leicester. LE8 6ZU

- Superb Four Bedroom Extended Detached Home
- Sought After Location In Whetstone
- Entrance Hall, Lounge, 16ft Study/Playroom
- Feature 29ft Living Dining Kitchen Area, Utility, Cloaks/Wc
- Landing, Four Bedrooms, Family Bathroom
- En Suite Shower Room/Wc To Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing , Garage, Attractive Rear Garden
- Internal Viewing Essential To Appreciate Style And Layout
- EPC Rating C & Council Tax Band E



## PROPERTY DESCRIPTION

---

Superb extended four bedroom executive detached property in this sought after location in Whetstone, well presented throughout an early viewing is highly recommended to appreciate the style and layout of this lovely home. Located close to Badgerbrook primary school and overlooking Whetstone brook. The property is approached via a shared driveway to the front of the property with a drive providing ample off road parking. The front door leads into the entrance hall with stairs to the first floor. The good size lounge has a bay window to the front elevation, gas fire with surround and double doors lead through to the feature 29ft living kitchen area. The kitchen area is fitted with a range of base and wall units, integrated appliances and its open plan design gives access to the dining area which has been extended further to offer a pitch roof seating area overlooking the garden with rear and Velux window along with double doors leading out the rear garden area. Located off the kitchen is a good size utility lobby with rear access, cloaks/wc and internal door to the garage. The ground floor is completed by the generous 16ft home office space with front elevation window which has been converted from one of the original garages. To the first floor the landing gives access to the four bedrooms and a modern family bathroom. The master bedroom to the front benefits from fitted wardrobes and an en suite shower room/wc. Externally the property sits on a great plot position, the front drive gives access to the garage and there is side gated access. The rear garden has been well planned and maintained to create a relaxing space benefitting from a social patio with awning, lawn with borders and fence surround. EPC rating C, Council tax is band E.



## ROOM DESCRIPTIONS

---

### Entrance Hall

### Lounge

15' 9" max into bay x 11' 6" (4.80m x 3.51m)

### Living Kitchen

29' 8" x 10' 9" extending to 16'5" (9.04m x 3.28m)

### Utility Lobby

7' 11" plus ent x 7' 6" (2.41m x 2.29m)

### Cloaks/Wc

### Study/Playroom

16' 1" x 8' 0" (4.90m x 2.44m)

### Landing

### Bedroom

14' 10" x 12' 2" to back robes (4.52m x 3.71m)

### En Suite Shower Room/Wc

11' 7" max into ent x 5' 3" (3.53m x 1.60m)

### Bedroom

11' 0" x 10' 1" (3.35m x 3.07m)

### Bedroom

10' 4" into rec x 8' 4" (3.15m x 2.54m)

### Bedroom

8' 0" x 8' 0" (2.44m x 2.44m)

### Family Bathroom

8' 3" x 7' 3" (2.51m x 2.21m)

### External

### Garage

15' 5" x 8' 3" (4.70m x 2.51m)

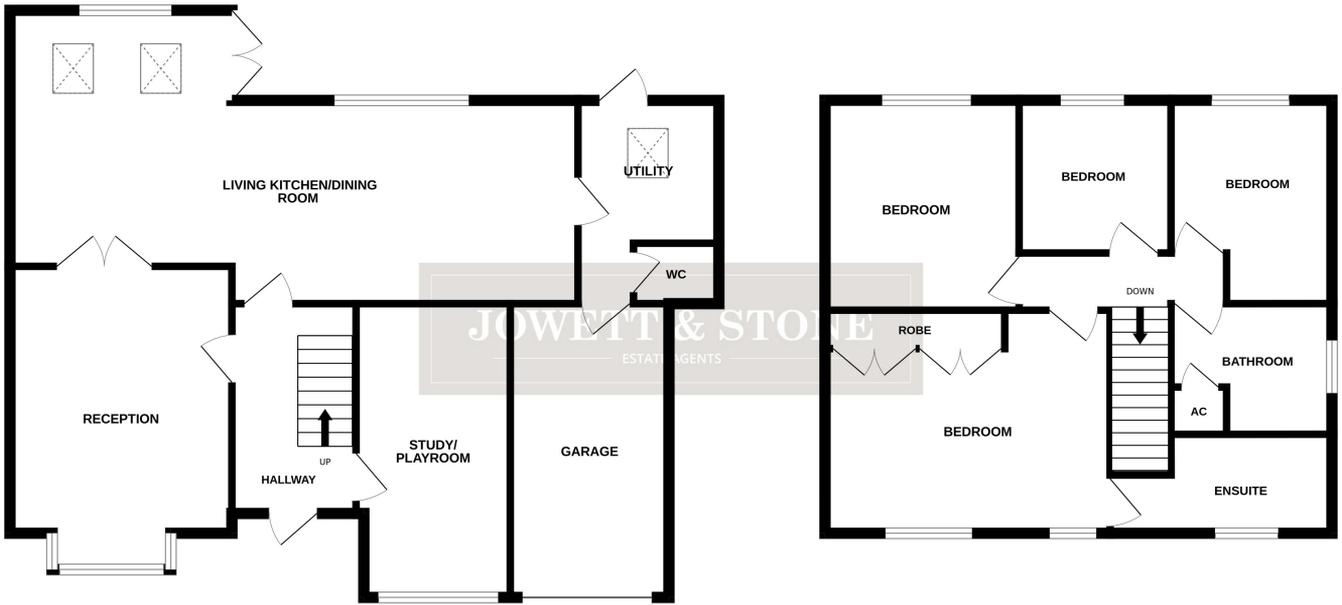
### Rear Garden



# FLOORPLAN & EPC

GROUND FLOOR  
918 sq.ft. (85.3 sq.m.) approx.

1ST FLOOR  
599 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1517 sq.ft. (141.0 sq.m.) approx.

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.  
Made with Metropix ©2025

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>76</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	

Blaby  
11, Leicester Road, Blaby, LE8 4GR  
0116 2789624  
blaby@jowettandstone.co.uk