



## 7 Hexter Close, Whetstone, Leicester. LE8 6QW

- Four Bedroom Executive Detached Property
- Great Plot Position In Sought After Location In Whetstone
- Well Presented Accommodation Throughout
- Entrance Hall, Cloaks WC and Utility
- 21ft Living Room, Dining Room, Study
- Refitted Breakfast Kitchen With Doors Leading To Garden
- Landing, Four Bedrooms, Family Bathroom
- En Suite Shower/Wc to Master Bedroom
- Driveway, Double Garage, Attractive Rear Garden
- Viewing Essential To Appreciate
- EPC Rating D & Council Tax Band E



## PROPERTY DESCRIPTION

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Superb modern executive detached home on a great plot position in this sought after location in Whetstone. Offering spacious well presented accommodation throughout, an early viewing comes highly recommended to appreciate the size style and layout of this lovely home. In brief the property comprises of entrance hall, cloaks/wc. study, 21ft living room with double doors leading out to the rear, separate dining room, 20ft refitted breakfast kitchen with a range of modern base and wall units and integrated appliances, rear doors leading out to the garden and access to a side utility lobby. To the first floor the landing leads to the four bedrooms and a family bathroom. The master bedroom also has an en suite shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally the property is located at the head of the cul de sac, there is a driveway providing car standing and mature borders and pathway. The detached double garage has an electric roller door and side privacy door. The attractive rear garden is mainly laid to lawn with borders, patio and fence surround. EPC rating is D and Council tax is band E.



## ROOM DESCRIPTIONS

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### Entrance Hall

### Cloaks/Wc

### Study

9' 2" x 7' 11" (2.79m x 2.41m)

### Living Room

21' 3" into bay x 11' 8" (6.48m x 3.56m)

### Dining Room

12' 5" x 9' 9" (3.78m x 2.97m)

### Breakfast Kitchen

20' 5" plus ent x 10' 5" (6.22m x 3.17m)

### Utility Lobby

7' 2" max x 5' 5" (2.18m x 1.65m)

### Landing

### Bedroom

11' 11" to back of robes x 11' 5" plus rec(3.63m x 3.48m)

### En Suite Shower Room/Wc

### Bedroom

11' 5" x 9' 8" plus ent rec (3.48m x 2.95m)

### Bedroom

11' 3" max x 8' 3" (3.43m x 2.51m)

### Bedroom

8' 5" x 7' 10" (2.57m x 2.39m)

### Family Bathroom

### External

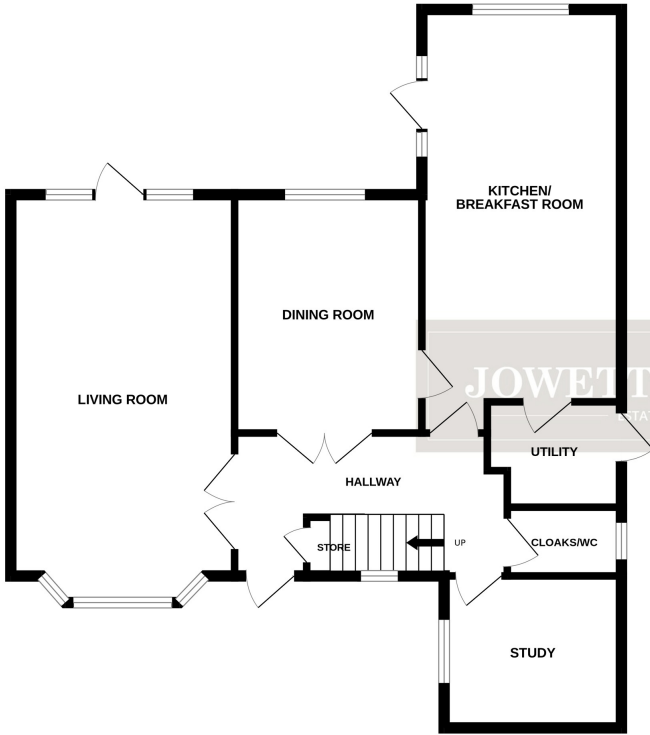
### Double Garage

16' 11" x 16' 8" max (5.16m x 5.08m)

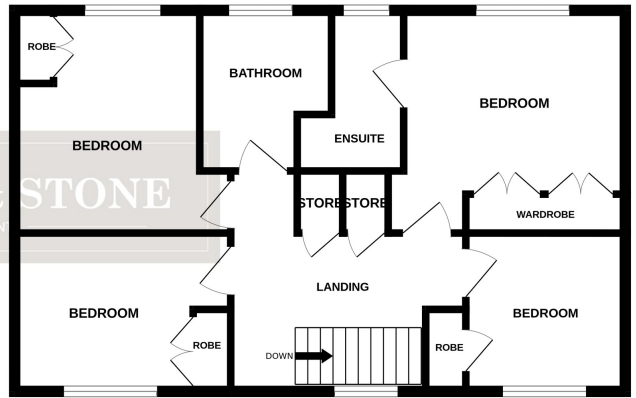
### Rear Garden



GROUND FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



1ST FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 1443 sq.ft. (134.1 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>	<b>65</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	