



35 Avon Drive  
Whetstone, Leicester, LE8 6NP  
**Price Guide £525,000**



Aston&Co  
Exclusive Homes

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PROFESSIONAL

Magnificently presented family home boasting 192 m<sup>2</sup> with scope to extend into the loft-space. In a quiet location close to the village centre with easy access to Blaby town centre, Leicester, Fosse Retail Park, local railway station and the motorway network..

- DETACHED FAMILY HOME.
- EXTENDED AND FULLY RENOVATED
- RE-FITTED BREAKFAST KITCHEN
- 2 LARGE RECEPTION ROOMS
- 4 DOUBLE BEDROOMS
- FAMILY BATHROOM PLUS EN-SUITE
- NEW HEATING SYSTEM WITH HIVE CONTROLS
- AMPLE PARKING AND LANDSCAPED GARDENS
- COUNCIL TAX BAND E - EPC RATING D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## INTRODUCTION

Every so often, a property comes onto the market that really captures the imagination. Aston & Co Estate and Letting Agents' Exclusive Homes department are proud to have been instructed to present this deceptively spacious 4 bedroom property to the market.

The current owners have project managed a full and comprehensive program of re-modelling and re-furnishment to create an absolutely stunning family home with massive scope to extend into the huge loft, subject to the normal consents, if more space is required.

Benefiting from uPVC double glazed windows, Gas Central Heating and boasting an incredible 192 square meters of internal floor space, the property enjoys a slightly elevated position in a quiet location, close to the heart of the popular South Leicestershire village of Whetstone in the Blaby district of the county. Having wrap-around gardens and extensive parking, the property is entered through impressive composite double doors and briefly comprises: An entrance hall with utility room and guest wc off, an extended and re-fitted breakfast kitchen, a formal dining room, a large family lounge, 4 double bedrooms off an inner hallway, the master having a walk-in wardrobe and a newly created en-suite shower room, and a large re-fitted family bathroom.

Tastefully decorated throughout, the property commands an internal viewing in order to fully appreciate the size and quality of the accommodation on offer.



## THE ACCOMMODATION

Extended, re-ordered and beautifully renovated to include a new heating system with Hive controls, new oak internal doors and external doors, new uPVC windows, new flooring, a new kitchen and bathroom, and a newly created walk-in wardrobe and en-suite to the master bedroom. No expense has been spared by the current owners in creating this fabulous 4 bedroom family home.

The huge loft space is insulated and boarded with steel re-enforcement and windows to the front and rear making it ideal for conversion into additional living accommodation (subject to the normal consent) should the buyers require more space.

The property is entered through newly installed double composite doors into an impressive reception hall with tiled flooring and having a utility room with storage space and plumbing for white goods, and a guest wc comprising a toilet and sink. A door leads off the end of the hall into a superb extended breakfast kitchen which has been refitted with quality base and wall units, a Belfast sink and a splendid central island all having quartz worktops, splashbacks and window sills. Integrated appliances include a rangemaster double oven, wine cooler and dishwasher.

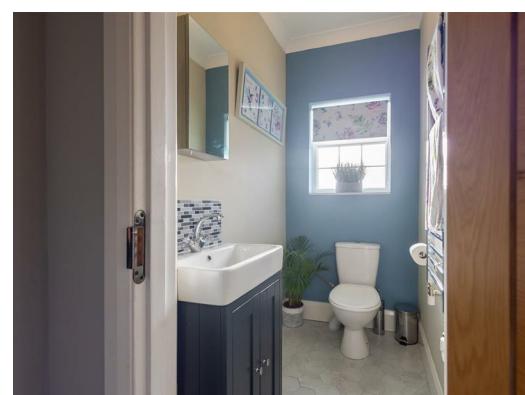
A door leads into the formal dining room with newly laid LVT parquet style flooring and French doors proving views of the garden and access onto the patio. Double oak doors open into the magnificent lounge measuring an enviable 32 feet x 17ft 8 inches. With the LVT flooring extending through from the dining room there are large dual aspect windows overlooking the front garden, a dual fuel stove with a natural stone mantle, slate surround and black slate hearth. A door leads into the inner hallway providing access to the sleeping accommodation.

The main bedroom to the front has been completely re-configured to create a beautiful master suite to include a spacious double bedroom with newly laid carpeting, a walk-in wardrobe with quality fitments and an en-suite shower room comprising a toilet vanity unit with sink and a walk-in shower enclosure.

Bedroom 2, also with newly laid carpets has built in wardrobes and a window overlooking the side garden. Bedrooms 3 and 4 are also generously sized double bedrooms overlook the rear garden.

The extremely spacious, fully tiled bathroom has been newly re-fitted earlier this year and comprises a large bath, a toilet, a double vanity unit with twin matching sinks and a walk-in shower enclosure.

Outside to the rear, a porch has been added to provide sheltered access down to the dry cellar. Measuring approx. 22ft x 15 ft the current owners use it as a storage facility and a gymnasium , but could have a number of uses to suit the buyer's needs.



## OUTSIDE

The gardens are a particular feature of the property. Wrapping around all 4 sides, they have been thoughtfully and skilfully designed with ease of maintenance in mind and are ideal for a family as well as for entertaining purposes. Enjoying a slightly elevated position the frontage stands behind a brick-built wall with a lawn area having mature borders and porcelain slabs to the front which sweep round to the side. Steps lead down to the driveway providing extensive parking for numerous vehicles. With pedestrian access to both sides, the enclosed rear garden provides a safe area for a family with the newly laid porcelain slabs sweeping round from the front to form a generous patio area with a lawn beyond. A path leads across the lawn to a second patio and children's play area. A gravelled gardener's area with a timber storage shed, raised beds and a timber gate into the front garden lays to the side of the property.



## THE AREA

Avon Drive forms part of a small development of family homes directly off Whetstone High Street, close to the centre of the village and convenient for schools, amenities, leisure facilities and transport links

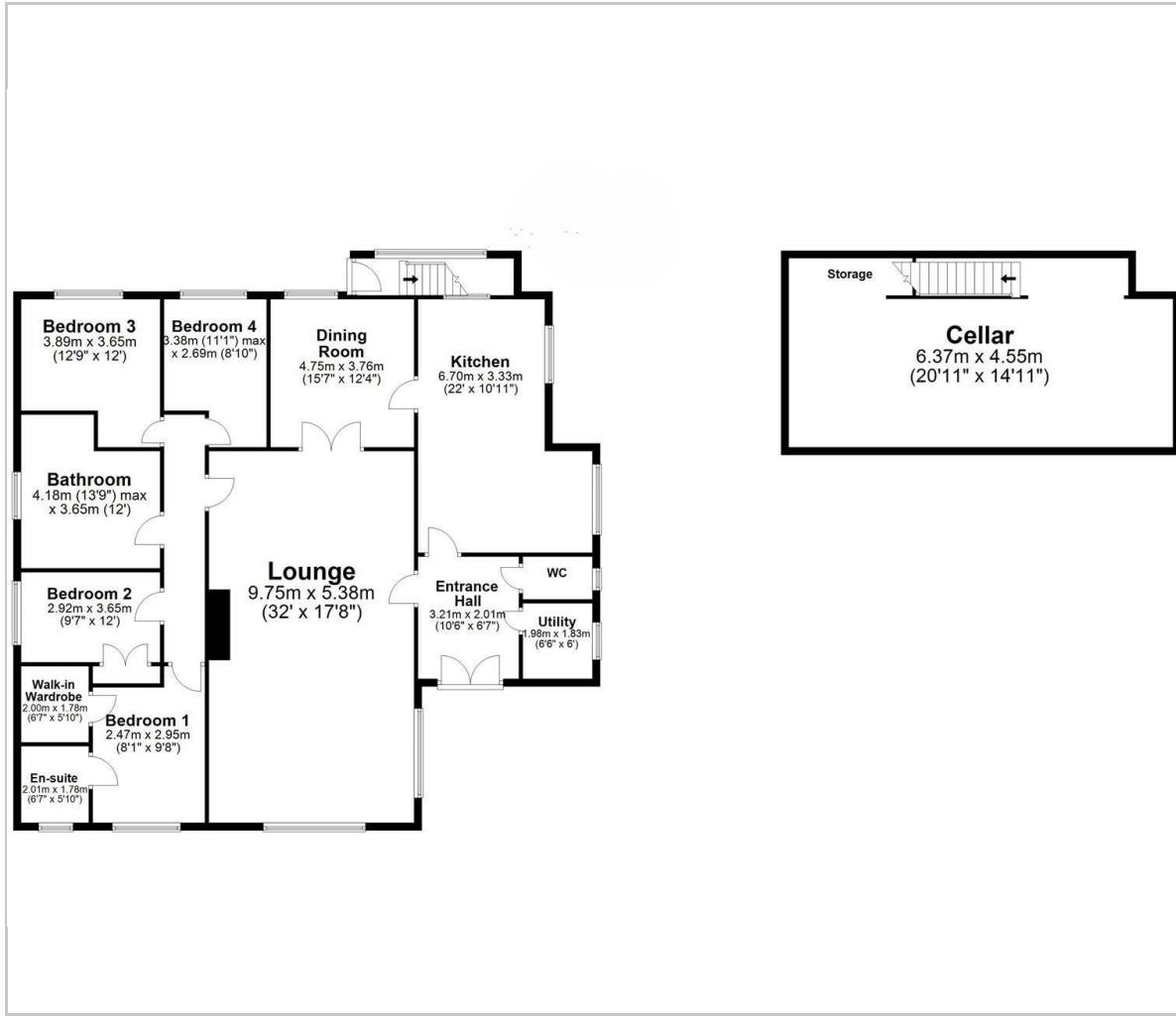
Whetstone is a South Leicestershire village in the Blaby district of the county. Conveniently situated close to the A426 Leicester to Lutterworth Road approx. 5 miles south of Leicester city centre. The village has a good selection of shops, restaurants and public houses along the main street with day to day amenities in the neighbouring town of Blaby. The village is well serviced by a number of primary schools feeding into several secondary schools in and around Blaby.

The village is on a regular public transport route and enjoys easy access to Fosse Retail Park, the motorway network and a choice of local railway stations allowing travel around the country.

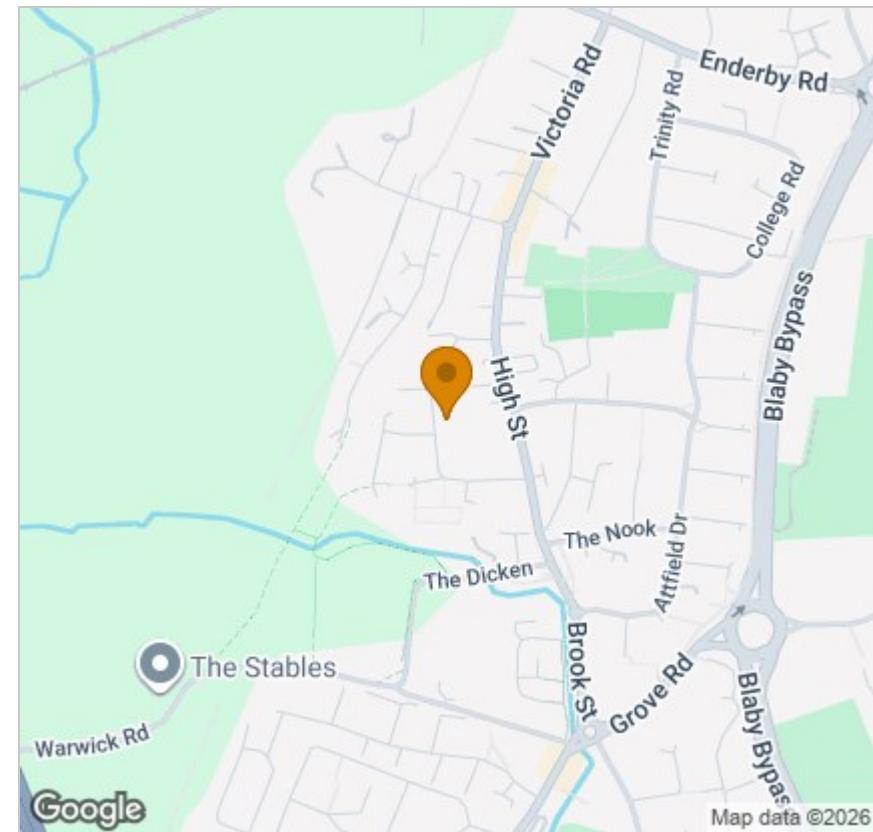
The village has grown over the years with several new housing developments but retains the feel of a small village. It remains popular today with local buyers and those from further afield due in part to the good mix of housing, its ease of access to the city centre and the excellent road and rail links.



## Floor Plan



## Area Map



## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph

