

FLOOR PLAN

DIMENSIONS

Entrance Hall

Ground Floor WC

Kitchen Diner
17'9" x 9'2" (5.41m x 2.79m)

Lounge
13'7" x 11'9" (4.14m x 3.58m)

Garden Room
11'1" x 13'3" (3.38m x 4.04m)

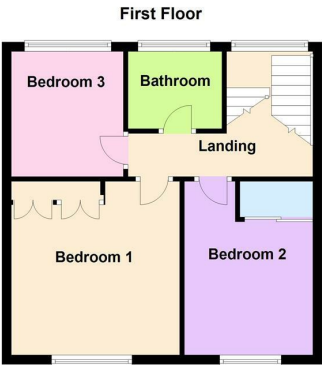
First Floor Landing

Bedroom One
11'7" x 12'1" (3.53m x 3.68m)

Bedroom Two
8'9" x 12'1" (max) (2.67m x 3.68m (max))

Bedroom Three
7'9" x 8'5" (2.36m x 2.57m)

Family Bathroom
6'7" x 5'5" (2.01m x 1.65m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road, Blaby, Leicestershire, LE8 4DW
Telephone: 0116 277 2277 • Email: blaby@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

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OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.



22 Buckingham Road, Countesthorpe, Leicestershire, LE8
£325,000

OVERVIEW

- Fabulous Family Home, Beautifully Presented Throughout
- Entrance Hall
- Downstairs Cloakroom
- Lounge
- Fitted Kitchen With Dining Area
- Garden Room/Study
- Three Well Proportioned Bedrooms
- Re Fitted Bathroom
- Pretty Enclosed Gardens
- Drive & Garage. EER Rating E

LOCATION LOCATION....

This wonderful property is situated in the very popular village of Countesthorpe which has many amenities to offer. It has a good range of local shops for day to day living, a post office, bakery, hairdressers, library, health centre, garden centre, restaurant, public houses. Educationally there are three reputable schools: Greenfield Primary School, Leysland High School and Countesthorpe Community College. Countesthorpe is on a regular serviced bus route into the city and has good links to the motorway networks and Fosse shopping park. A lovely village with lots to offer.



THE INSIDE STORY

Beautifully presented detached property significantly refurbished by the current owners, tastefully finished with a modern design and presented in immaculate condition. A family home with space and charm in abundance. Entering into the hallway the stairs rise to the first floor and doors lead into the downstairs living. The essential cloakroom, comprising of a wash hand basin and low level wc. The lounge is located to the front aspect and has a bay window allowing light to flood in, wood effect flooring and feature fireplace completes this lovely room. Patio doors open up onto the garden from the garden room, bringing to life this fabulous extra versatile living space, looking for a more formal place to eat you can do so in changing the space into a dining room. The fitted kitchen diner is a delight, having a range of base units, cooker space, plumbing for a dishwasher and washing machine, the tiled flooring continues through to the dining area with plenty of space for a dining table or sofa area with French doors lead out onto the garden. Up on the first floor there are a three well proportioned bedrooms leading from a bright spacious landing with a picture glass window looking over the rear aspect. The master bedroom has stylish built in wardrobes, with bedroom two and three also benefitting from built in storage space. The family bathroom has been refitted with a bath with shower over, sink with storage and a low level WC, tiled with a heated towel rail. Externally this property has so much to offer standing within a good size plot there is off road parking leading to a garage. A gardeners paradise this mature, enclosed rear garden is mainly laid to lawn with shrubs, flower beds and trees. The patio area is perfect for entertaining friends and family. A superb property awaiting new owners to make their home. DRAFT DETAILS AWAING OWNERS APPROVAL EPC RATING

