

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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Room Sizes

Entrance Hall

Downstairs WC

4'75" x 2'99"

Dining Room

11'06" x 8'5"

Breakfast Kitchen

14'9" x 8'46"

Living Room

15'25" x 11'82"

First Floor Landing

Bedroom One

14'96" x 10'36" max

En Suite Bathroom

9'01" x 5'54"

Bedroom Two

13'79" x 8'66" max

Bedroom Three

9'79" x 8'04"

Bedroom Four

9'79" x 6'98"

Family Bathroom

7'5" x 6'04"



Wheatlands Drive, Countesthorpe, Leicester LE8 5RT

Price Guide £399,950

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, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

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 and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

The Story Begins

- Stunning Detached Family Home - Guide Price £399,950 - £409,950
- Potential For Extension Subject To Planning
- Entrance Hall & Downstairs WC
- Modern Breakfast Kitchen & Separate Dining Room
- Living Room With Bay Window
- Four Well Proportioned Bedrooms
- Family Bathroom & En Suite Bathroom
- Integral Garage & Off Road Parking
- Pretty Enclosed Rear Garden
- Energy Rating D, Council Tax Band - D & Freehold

Location Is Everything

This great 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 reputable schools: Greenfield Primary School and Countesthorpe Academy. Countesthorpe is on a regular serviced bus route into the city and has good links to the motorway networks and Fosse shopping park.



Inside Story

Become the proud new owner of this fabulous detached family home, located in a village setting. This property demands an internal viewing to fully appreciate the scope and space it has to offer. On approach you will be greeted with a driveway providing off road parking, side gate to the rear and access to the single garage with up and over door. Your journey begins through the front door into the entrance hall where you will immediately feel at home with stairs rising to the first floor landing and doors to your downstairs living accommodation. The downstairs WC adds convenience and practicality, with a WC and wash hand basin, it is a must in every family home. The separate dining room is the ideal space for hosting memorable get-togethers and special occasions. The modern kitchen has space for a breakfast table, featuring wall & base units, integrated oven, gas hob with extractor hood over, space for a fridge freezer, plumbing for a washing machine and dishwasher and direct access to the rear garden, promising both style and functionality for the discerning chef. The spacious living room is at the rear of the property offers a retreat with a bay window providing a view of the garden. The first floor boasts four generously sized bedrooms. The master bedroom benefits from an en suite bathroom and built in wardrobes. The family bathroom features a bath with shower over and glass screen, wash hand basin, low level wc, neutral tiling and heated towel rail. Step into the enclosed garden, which the owners say enjoys fabulous sunshine in the summer months with laid lawn, flower borders and patio area creating a sanctuary for outdoor enjoyment and relaxation. Price Guide £399,950 - £ 409,950 Book an early viewing on this wonderful family home.

