

Room Sizes

Porch

Hallway

Dining Kitchen

12'07" x 8'65"

Living Room

17'01" x 10'02"

Bedroom One

14'18" x 10'04"

Bedroom Two

8'93" x 8'71"

Bathroom

6'48" x 5'4"



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?

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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 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.

Shetland Way, Countesthorpe, Leicester LE8 5PU

£235,000

The Story Begins

- Fabulous Semi Detached Bungalow
- Offered For Sale With No Upward Chain
- Porch & Hallway
- Fitted Kitchen With Dining Area
- Spacious Lounge
- Two Double Bedrooms & Bathroom
- Pretty Front Garden, Driveway & Single Garage
- Low Maintenance Rear Garden
- Energy Rating C
- Council Tax Band - C & 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 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

Positioned within a sought after Cul-De-Sac in the popular area of Countesthorpe this fabulous semi detached bungalow demands an internal viewing and is offered for sale with no upward chain. On approach to the home there is a gravel frontage and driveway to the side leading to a single garage with up and over door. As you step into porch there is a door on your left into the lobby which provides extra storage and leads to the rear garden. In the hallway there is a handy cupboard for storage and doors to your living accommodation. The living room is located to the front aspect, it has a bright feel with its bow window and the fireplace creates a cosy focal point. The kitchen has fitted wall and base units, contrasting worksurface, sink drainer and complimentary tiling. There is an integrated fridge, plumbing for washing machine and space for a breakfast table and chairs. The bedrooms are both doubles and are located at the rear of this home, the second bedroom has sliding doors that open onto the rear garden. The bathroom comprises of a white three piece suite, a low level wc, wash hand basin and bath with shower over. Externally to the rear the garden is not overlooked, it has a lovely open feel and is low maintenance. With a patio area for outside dining, raised borders, decorative gravel and a side access gate it really is a delight. The property also benefits from solar panels where by the current owners of the home benefit from a reduction of their electricity associated costs, please ask our office for more details.

