

## Room Sizes

**Lounge**  
11'2" x 11'11"

**Dining Room**  
11'11" x 11'11"

**Kitchen**  
12'5" x 5'11"

**First Floor Landing**

**Bedroom One**  
11'10" x 11'2"

**Bedroom Two**  
11'11" x 8'1"

**Family Bathroom**



Wigston Street, Countesthorpe, Leicester LE8 5RQ

£225,000

**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

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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

- Victorian Terrace Home
- Beautifully Presented Throughout
- Driveway To The Front
- Stunning & Generous Rear Garden
- Lounge, Dining Room & Kitchen
- Two Double Bedrooms & Bathroom
- Double Glazing & Gas Central Heating
- No Upward Chain
- Energy Rating D
- Freehold & Council Tax Band A

# Location Is Everything

Countesthorpe is a lovely place to live and 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, gym and public houses. Educationally there are three reputable schools: Greenfield Primary School, Leysland Academy which has both high school and college departments. 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

Beautiful victorian terrace home situated in the sought after village of Countesthorpe. With the most fabulous rear garden and the benefit of a driveway to the front nest believe an internal viewing is essential to truly appreciate. Stepping through the front door you will instantly be greeted with an welcoming feel. The inviting lounge has tasteful decor, a wood floor, feature cast iron fireplace and a useful under stairs storage cupboard, ideal for hiding away coats and shoes. The dining room has a another beautiful fireplace, a window to the rear providing views out to the garden and staircase rising to the first floor. The kitchen is fitted with an array of stylish shaker style wall and base units with contrasting work surfaces, stainless steel sink drainer, integrated oven and hob and space for a free standing fridge freezer. There is also plumbing for a washing machine, tiling to water sensitive areas and a courtesy door connecting you to the garden. Travelling up to the first floor landing you will not be disappointed with the two double bedrooms, both have cast iron fireplaces and the second bedroom has the added benefit of built in storage cupboard which also houses the loft hatch. The loft, we are told is boarded for storage and the hatch is fitted with pull down ladders. Over in the bathroom there is a white suite comprising of a low level WC, wash hand basin and bath with overhead shower. Externally this home is a real gem. Not often found with this type of property is parking and this great home has a paved driveway to the front making way for approximately two vehicles. The beautiful rear garden is enclosed and has a decked area and patio areas perfect for relaxing and outdoor dining. There is ample lawn space surrounded by wonderfully mature plants, shrubs and trees. At the bottom of the garden is a decorative gravel area that is ideal for catching those evening rays of sun.

