

Room Sizes

Porch

4'2" x 3'0"

Entrance Hallway

11'7" x 11'5"

Living Room

23'6" x 10'2"

Snug

12'4" x 11'5"

Playroom

12'4" x 11'9"

Dining Kitchen

25'3" max x 10'5" max

Downstairs Shower Room

12'6" max x 5'0" max

First Floor Landing

19'0" max x 11'3" max

Bedroom One

17'2" x 7'5"

Bedroom Two

12'9" x 11'9"

Bedroom Three

12'9" x 11'5"

Bedroom Four

13'8" max x 10'4" max

Bathroom

12'7" max x 6'6" max

Double Garage

19'3" x 19'3"

Outside Storage

19'3" x 8'6"



Station Road, Countesthorpe, Leicester LE8 5TB

Offers Over £525,000

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

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.

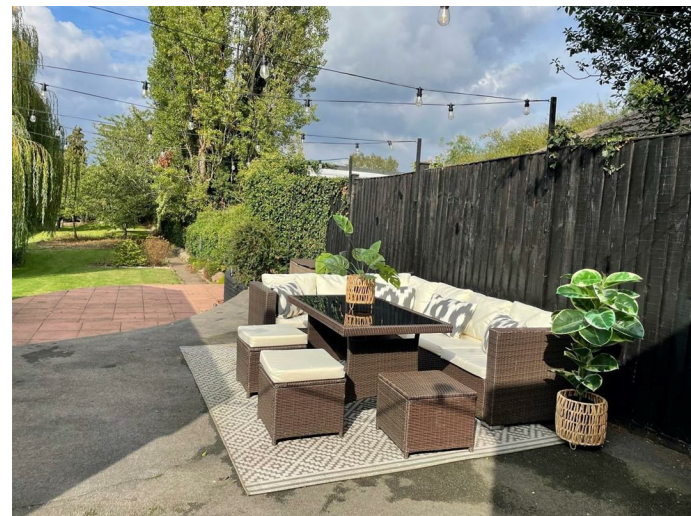
Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs 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

- Fabulous Detached Family Home
- Stunning & Generous Rear Garden, Approximately 1/3 of an Acre
- Double Garage & Driveway
- Non Estate Location
- Entrance Porch, Hallway & Downstairs Shower Room
- Fitted Dining Kitchen & Living Room
- Snug & Playroom
- Four Bedrooms & Family Bathroom
- Viewing Essential
- Energy Rating E, Council Tax Band F, Freehold

Location Is Everything

Countesthorpe itself is a lovely place to live, 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 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

Occupying a most fabulous plot this non estate detached family home must be viewed to truly appreciate. Set back from the road and greatly improved by the current owner this wonderful property offers well proportioned and flexible accommodation. On approach to the home you will be greeted with a good size frontage providing off road parking. Entering through the handy porch and into the lovely hallway you will be met with tasteful decor that continues throughout this home, there is a cloak cupboard and staircase that rises to the first floor. Glazed partition separates the living room that is bright and airy and benefits from door connecting you to the patio area. The snug and playroom are located to the front aspect of the property both boast bow and side windows allowing natural light to flood through. Fitted with wooden wall and base units with a contrasting work surface the kitchen has integrated appliances and a pantry for additional storage. With space to dine this is a wonderful social space perfect for enjoying time with friends and family. Over in the downstairs shower room is a wash hand basin, low level WC and cubicle with glass screen. Travelling up to the first floor landing you will find four well proportioned bedrooms. Both the main bedroom and bedroom four have fitted wardrobes and all have stylish decor. The family bathroom has a pedestal wash hand basin, low level WC and bath surrounded by floor to ceiling tiling. Externally this home is a real gem, side access leads you to the double garage with up and over door and to the rear of this is currently a storage area. With scope to utilise to suit your own individual needs this could be created into a home office or garden room. There is a patio area for outside dining and steps leading down to the garden. A wonderful size there is ample lawn area surrounded by mature plants. A dedicated play area, green house, garden shed and room for a vegetate patch. To the rear of the garden is an orchard area.

