

Room Sizes

Hallway

WC

Study/Playroom

12'4" x 6'0"

Kitchen

10'0" x 8'0"

Lounge Diner

19'0" x 10'0"

First Floor Landing

Bedroom One

12'0" x 9'10"

Bedroom Two

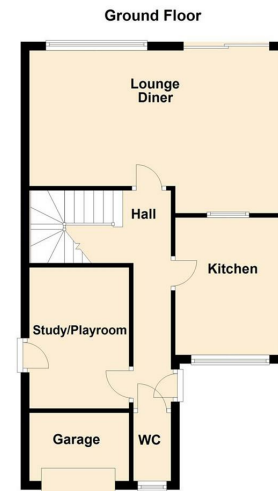
12'5" x 9'0" max

Bedroom Three

10'0" x 6'0"

Family Bathroom

10'6" x 8'0"



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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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.

Heather Way, Countesthorpe, Leicester LE8 5WU

£320,000

The Story Begins

- Beautifully Presented Semi Detached Home
- Entrance Hall & WC
- Modern Fitted Kitchen
- Spacious Lounge Diner & Study/ Playroom
- Three Well Proportioned Bedrooms
- Stylish Bathroom With Four Piece Suite
- Off Road Parking & Quarter Garage
- Field Views
- Enclosed Rear Garden
- EPC Rating - D, Council Tax Band - B & 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

Become the proud new owners of this stunning three bedroom semi detached home, set in a cul de sac position overlooking fields to the rear. Beginning your journey through the front door into the entrance hall, there is a door leading into the downstairs wc and the converted playroom/study, a perfect space to be utilised to suit your individual families needs. A further door takes you into the hallway with stairs rising to the first floor landing and a door leading to your downstairs living accommodation. Modern and bright the kitchen is fitted with an array of wall and base units, sink unit with drainer with views out onto the front, work surfaces around and tiled splash backs. You will find an integrated oven with gas hob and extractor over, plumbing for a washing machine and space for a fridge freezer. Relax and unwind in the lounge diner, overlooking the fields which are full of wildlife with sliding doors opening out onto the garden, bringing the outside in. This room has ample space for a table and chairs, providing space for essential family meals.

To the first floor there are three well proportioned bedrooms, with the main bedroom benefitting from fitted wardrobes. The stylish family bathroom comprises of a beautiful four piece suite, a low level wc, wash hand basin, shower cubical and slipper style bath tub.

Externally this property has a driveway providing off road parking leading to the quarter garage. The rear garden is full of planted borders with beautiful flowers, absolutely stunning in the summer months, mainly laid to lawn with a patio area perfect for family BBQs. A home not to be missed.

