

## Room Sizes

### Entrance Hall

### Kitchen

13'45" x 10'99"

### Lounge

18'69" x 11'23"

### Bathroom

11'18" x 7'19"

### Bedroom 1

14'24" x 11'04"

### Bedroom 2

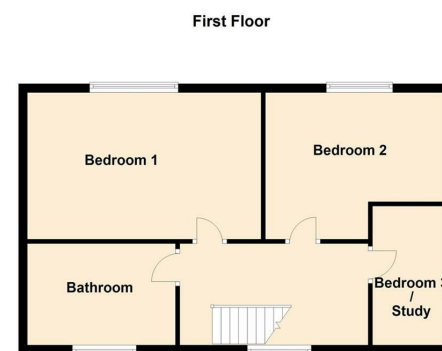
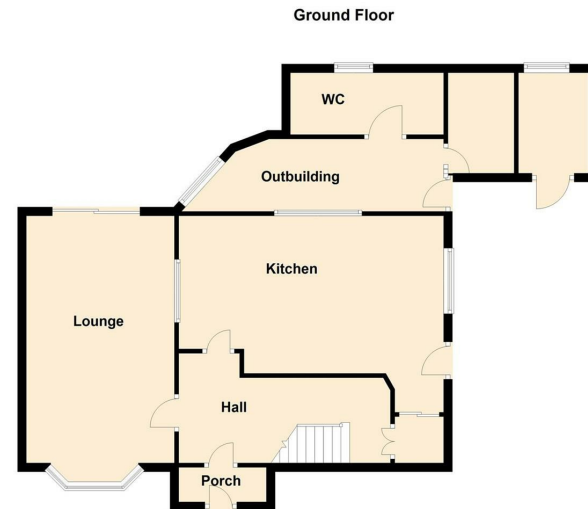
11'03" x 10'51"

### Bedroom 3 / Study

9'72" x 5'58"

### Outbuilding

### WC



**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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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.

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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.

Huge Potential - Bassett Avenue, Countesthorpe, Leicester LE8

Price Guide <sup>50F</sup> £259,950



# The Story Begins

- Family home set On A Generous Size Corner Plot
- Lounge
- Fitted Kitchen
- Three Bedrooms
- Outbuildings & WC
- Gardens to three sides
- Drive & Garage.
- No Upward Chain
- EPC Pending & Council Tax Band B Freehold - PRICE GUIDE £259,950 - £264,950

# Location Is Everything

Positioned in a great spot with oodles of space and scope, this family home offers a rare opportunity to make your own. 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 such as a post office, bakery, hairdressers, garden centre etc. Educationally there are two reputable schools: Greenfield Primary School and Leysland Academy which both have high school and college departments. There is a regular bus service into the city and has good links to the motorway networks and Fosse shopping park.



# Inside Story

This is an exceptional opportunity to purchase a charming three-bedroom family home in need of modernization, perfectly situated on a generous plot in Countesthorpe. This inviting property awaits a new family to add their mark on this much-loved family home. Upon entering through the front door, you are welcomed into an entrance hall featuring stairs leading to the first floor along with a convenient storage cupboard. The spacious bay-fronted living room is accessible from the hall, boasting a gas fire and sliding doors that open into the rear garden. The kitchen comes equipped with some wall and base units, a sink with drainer, gas oven and hob, a pantry, and a door leading to the side of the property. The first floor comprises two well-proportioned double bedrooms to the rear, both with fitted wardrobes, and a single bedroom or potential study room to the front aspect. Also on this floor is a sizeable family bathroom, complete with a bath, separate walk-in shower, low-level WC, and wash hand basin.

Externally, the front of the property features a gated driveway providing off-road parking and a single garage. The rear boasts an outbuilding and WC, accessible via a door from the garden, which could serve as added storage space or potentially be converted into additional living space subject to building regs and local authority permission. The expansive garden is a gardener's paradise, offering endless potential for outdoor enjoyment and development.

Viewing is highly recommended to fully appreciate the immense scope and possibilities that this lovely property has to offer. PRICE GUIDE £259,950 - £264,950

