

## 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

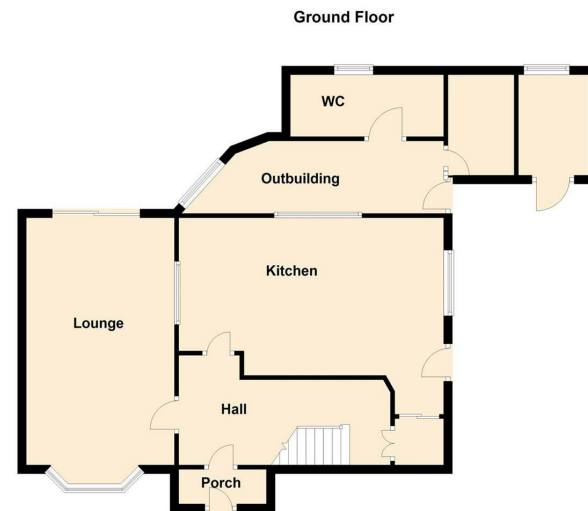
11'03" x 10'51"

### 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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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.

Huge Potential - Bassett Avenue, Countesthorpe, Leicester LE8

£229,950<sup>50QF</sup>

# 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 C & Council Tax Band B Freehold

# Location Is Everything

Set in the heart of Countesthorpe, this home is ideally positioned to give its next owners a taste of village living with convenient access to local amenities and the potential to achieve their vision. Set 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

Discover an incredible opportunity to own a spacious three-bedroom family home situated in the desirable area of Countesthorpe. This inviting home, set on a substantial plot, offers a unique chance for modernisation and personal vision to transform it into your dream home. With ample space and potential for extension—pending local planning approval—this property has endless possibilities.

Upon entry, you are welcomed by an entrance hall, featuring an accommodating storage cupboard and a staircase leading to the upstairs living. The main living space is a spacious bay-fronted living room, filled with natural light. It extends seamlessly through sliding doors that open directly to the impressive rear garden, offering a rustic escape and a substantial area perfect for outdoor gatherings or future expansion.

The kitchen, while requiring updates, provides a practical layout equipped with various wall and base units. It includes essential amenities such as a sink with a drainer, a gas oven and hob, a handy pantry, and convenient access to the side of the property.

Ascending to the first floor, you'll find two generously sized double bedrooms located towards the rear, both featuring built-in wardrobes for optimum storage solutions. Additionally, the property offers a front-facing single bedroom, which could also serve as a home office or study, catering to flexible living arrangements. The family bathroom, featuring a bath, separate walk-in shower, a low-level WC, and a wash basin.

The property's standout feature is its expansive garden, presenting a wonderful opportunity for gardening enthusiasts or anyone seeking an outdoor haven.

