

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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www.nestestateagents.co.uk

Room Sizes

Porch

Hallway

13'2" x 5'8" min

Living Room

12'8" x 11'8" min

Dining Room

11'3" x 11'3"

Garden Room

10'3" x 9'5"

Kitchen

15'4" x 6'6"

First Floor Landing

Bedroom One

11'4" x 11'3"

Bedroom Two

11'7" x 10'4"

Bedroom Three

7'5" x 7'1"

Bathroom

8'0" x 6'6"

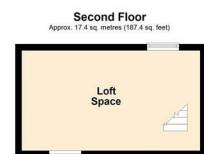
Loft Space

18'3" x 10'2"

Garage



Total area: approx. 114.8 sq. metres (1235.9 sq. feet)



Winchester Road, Countesthorpe, Leicester LE8 5PP
£315,000

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

- Traditional Bay Fronted Semi Detached
- Non Estate Position
- Extended To The Rear
- Generous Rear Garden
- Scope For Further Extension - Subject To Consent
- Entrance Porch, Hall & Living Room
- Dining Room, Conservatory & Extended Kitchen
- Three Bedrooms, Bathroom & Loft Space
- Driveway & Garage
- Awaiting Energy Rating, Council Tax Band C & Freehold

Location Is Everything

Countesthorpe has many amenities to offer everyone, making it a popular south Leicestershire village, with a good range of local shops for day to day shopping, post office, library, restaurant, public houses, Greenfield Primary School, Leyslands High School and Countesthorpe Community College, health centre, cricket ground and garden centre to name a few. Good links to the motorway networks and Fosse Park Shopping.



Inside Story

Traditional bay fronted extended semi detached family home occupying a non estate position in the sought after area of Countesthorpe. With a generous rear garden, green views to the front and ample scope for further extension and development subject to planning nest believe an internal viewing is essential. On approach to the home you will be greeted with a gravelled driveway providing off road parking and a gated side access that leads you through to the garage. Entering into the porch you will immediately notice the beautiful wooden stained glass door that moves you into the hallway that has a wood floor, handy cupboard for storage and staircase. The lounge is located to the front of the home and benefits from plenty of light that floods though the bay window and there is a feature fireplace with surround. Double doors separate the dining room and the garden room is positioned to the rear of the property. French doors connect you to the patio, this is a great addition to the home that offers flexibility to be utilised to suit your individual needs. The kitchen has been extended, there are both wall and base units, a Range cooker with extractor fan over, stainless steel sink drainer and space for appliances. Travelling up to the first floor there are three bedrooms, two of which are well proportioned double rooms and one single bedroom. Over in the family bathroom is a white suite comprising of pedestal wash hand basin, low level WC, bath with overhead shower and glass screen and tiling to water sensitive areas. Accessed via a drop down ladder the loft space has been boarded and there is both heating and Velux windows. Externally to the rear a fabulous size garden awaits, there is a patio area for dining, ample lawn with mature shrubs and trees and a garden shed with power.

