

Room Sizes

Entrance Hall

Living Room

13'4" x 12'0"

Dining Room

11'7" x 10'5"

Kitchen

13'3" x 7'5"

Bedroom 1

14'8" x 10'5"

Bedroom 2

13'1" x 9'0"

Bedroom 3

13'3" x 7'6"

Bathroom

10'1" x 7'3"



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.

Waterloo Crescent, Countesthorpe, Leicester LE8 5SW

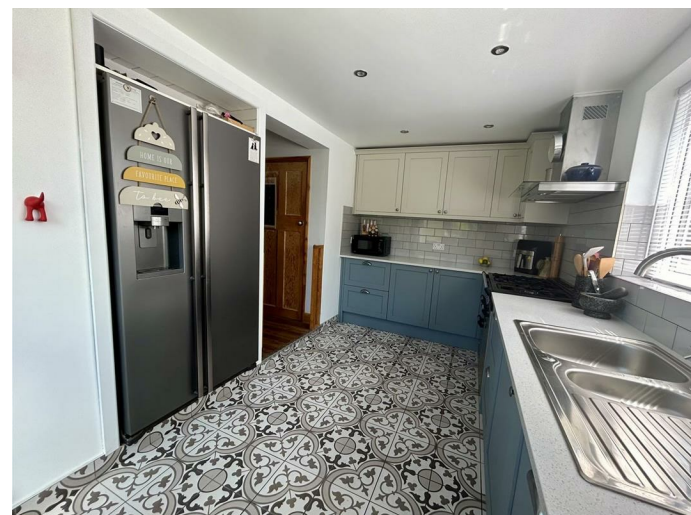
£259,950

The Story Begins

- Modern Extended End Of Terrace
- Living Room & Dining Room
- Newly Fitted Kitchen
- Ideal Family Home
- Three Bedrooms & Family Bathroom
- Large Rear Garden With Outbuilding
- Sought After Location
- Garage & Shared Driveway
- Epc Rating D & Council Tax 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 such as bakery, hairdressers, Library, garden centre etc. Educationally there are two reputable schools: Greenfield Primary School and Countesthorpe 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 wonderful three bedroom extended end of terrace home offers modern and practical living, ideally suited for for a family to grow in and is offered for sale with no upward chain. As you enter through the front door, you will find yourself in the entrance hall which features stairs to the first floor and also provides access to the cosy living room with a log burner for the colder months. From the lounge, there is the dining room space which has handy built in storage and French doors into the rear garden, offering a versatile space and perfect for family dinners and entertainment. The newly renovated kitchen is fitted with an array of wall and base units with work surfaces and a tiled splash back, sink with drainer, extractor fan, beautiful tiled floor and integrated appliances including a large American fridge freezer, dishwasher and a Rangemaster cooker. There is a separate pantry for storage and also a cupboard off the dining room which is where the current owners have their washing machine and dryer and also a WC. Upstairs, there is three ample size bedrooms and a modern family bathroom. The master bedroom has fitted sliding wardrobes and a separate cupboard, offering a wide range of storage. The second double bedroom is at the rear aspect and overlooks the rear garden and views of fields behind with another storage cupboard. The third bedroom has dual aspect windows offering an abundance of natural light. The spacious family bathroom has been modernized to a high standard and comprises separate shower cubicle, free standing bath, wash hand basin and low level WC. Outside to the rear is the sizeable garden that has plenty of lawn, vegetable patch, built in pizza oven, a patio area for outdoor dining, timber built outbuilding perfect for relaxing in the summer, and access to the garage via a side door. To the front, there is a shared driveway which could park up to two cars and side access to the rear.

