

Room Sizes

Porch

16'4"19'8" x 13'1"13'1"

Living Room

55'9"19'8" x 42'7"6'6"

Kitchen / Diner

55'9"32'9" x 29'6"13'1"

Utility area

22'11"26'2" x 26'2"36'1"

Downstairs Toilet

13'1"29'6" x 6'6"13'1"

Office

22'11"32'9" x 19'8"6'6"

Bedroom One

32'9"26'2" x 42'7"6'6"

Bedroom Two

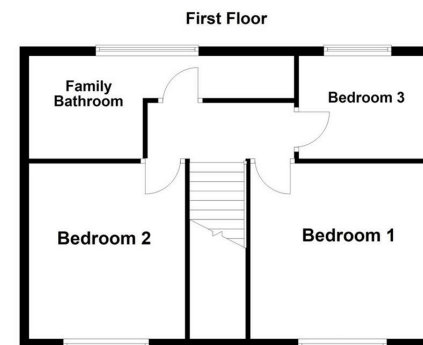
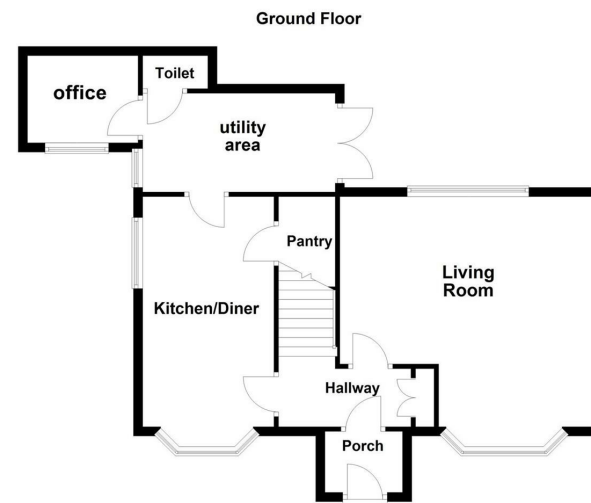
39'4"6'6" x 29'6"3'3"

Family Bathroom

39'4"36'1" x 16'4"16'4"

Bedroom Three

32'9"6'6" x 22'11"19'8"



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.

Bassett Avenue, Countesthorpe LE8 5QG
Offers Over £275,000

The Story Begins

- Stunning family home set on a generous corner plot
- Living room
- Kitchen diner
- Utility area & downstairs toilet
- Extended in home office
- Enclosed rear garden & outbuilding
- Three double bedrooms & family bathroom
- Converted loft room
- Large driveway
- EPC rating D - council tax B

Location Is Everything

Positioned in a great spot with oodles of space and scope, this family home offers a great opportunity to make this beautiful family home 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, perfectly situated on a generous plot in Countesthorpe. This inviting property awaits a new family to add their touch to this beautiful family home. Upon entering through the front door, you are welcomed into a spacious porch leading to an entrance hall featuring stairs to the first floor along with a convenient storage cupboard. The spacious bay-fronted living room is accessible from the hall, boasting a dual log burner fire for cosy nights in. The kitchen is fitted with modern units and a bar table perfect for family dinners. There is a double pantry for all things storage and a door leading to the office, downstairs toilet and utility area with double doors leading to the enclosed rear garden. The first floor comprises three well-proportioned double bedrooms, two of which with fitted wardrobes. To the rear of this floor, A 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 large driveway providing off-road parking. The rear boasts an outbuilding 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.

