

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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## Room Sizes

### Porch

### Hallway

8'5 x 8'4

### Downstairs WC

8'5 x 2'5

### Living Room

20'8 x 12'9

### Dining Kitchen

17'2 x 10'2

### First Floor Landing

### Bedroom One

11'9 x 11'1

### Bedroom Two

16'2 x 7'9

### Bedroom Three

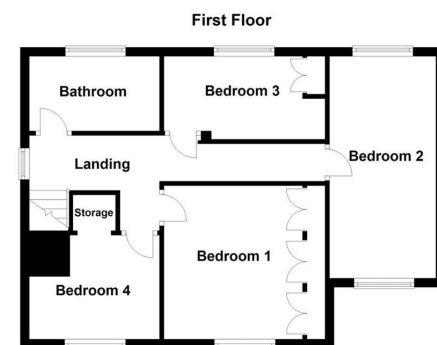
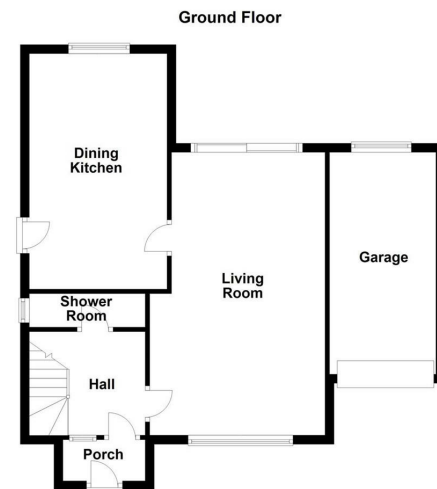
11'9 x 5'8

### Bedroom Four

9'6 x 7'7

### Garage

16'2 x 7'9



Maple Avenue, Countesthorpe LE8 5TZ

£385,000

**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

- Well Presented Detached Family Home
- Tucked Away Into A Small Cul-De-Sac
- Driveway For Several Vehicles & Garage
- Porch, Hallway & Downstairs Shower Room
- Living Room & Fitted Dining Kitchen
- First Floor Landing & Family Bathroom
- Four, Well Proportioned Bedrooms
- Mature, Enclosed Rear Garden
- Energy Rating D
- Council Tax Band D & Freehold

# 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

Proudly standing within a small cul-de-sac position within the popular location of Countesthorpe this detached family home is well presented throughout. nest highly recommend an internal viewing to appreciate this great property.

As you step through the handy porch you are greeted by a welcoming hallway that has a staircase rising to the first floor and access into the convenient downstairs shower room. The living room is a bright space with thanks to the dual aspect light sources and the sliding patio doors connect you to the garden. The fitted kitchen is not only functional but also provides ample space for a dining table, ideal for family meals or entertaining guests. The kitchen itself has both wall and base units along with work surface, sink drainer, integrated oven, hob and extractor fan as well as a built in dishwasher.

The first floor landing leads to a family bathroom that comprises of a modern white suite, neutral tiling and under floor heating. There are four comfortable bedrooms, three of which have built in storage. Outside, the property impresses with a driveway capable of accommodating parking for several vehicles and a single garage. The rear garden is enclosed and offers a sense of privacy. Beautifully mature with its plants, shrubs and trees, there is also a lawn, patio area and garden pond.

This lovely home on Maple Avenue is a wonderful opportunity for those seeking a new place to call home.

