

Room Sizes

Hallway

6'01 x 12'06

Sitting Room

10'04 x 12'06

Open Plan Kitchen Diner

16'08 x 9'08

Utility area

7'02 x 9'02 x 3'09

Downstairs WC

6'05 x 3'01

Bedroom One

11'10 x 12'06

Bedroom Two

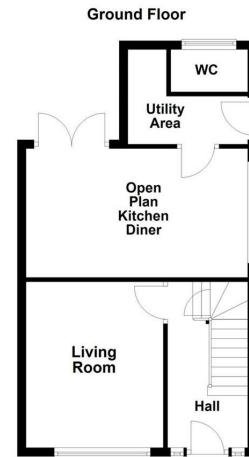
12'09 x 10'03

Bedroom Three

7'01 x 6'05

Family Shower Room

6'01 x 5'09



Westfield Avenue, Countesthorpe, Leicester LE8 5PL

Price Guide £359,950

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?

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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.

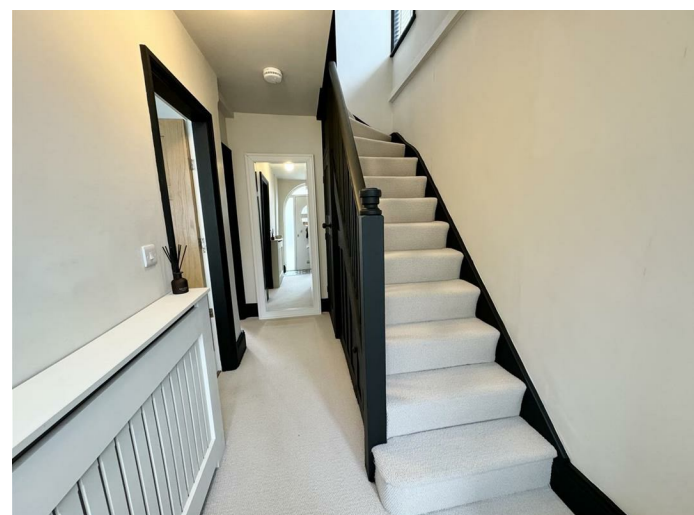
The Story Begins

- Stunning Traditional Semi Detached Family Home
- Entrance Hall
- Sitting Room
- Open plan Kitchen Diner
- Utility area & Downstairs WC
- Family shower room
- Two double bedrooms & One single Room
- Beautiful Enclosed Rear Garden
- Drive To The Front And Side Access To The Garden
- Price Guide £359,950 - £369,950
- EER Rating D | Council Tax Band C Freehold

Location Is Everything

Set in one of the most sought after roads in Countesthorpe, this home demands an internal viewing.

The delightful village of Countesthorpe has many amenities to offer. It has a good range of local shops for day to day living, a post office, hairdressers, bakery, library, health centre, garden centre, restaurant, public houses. Educationally there are three reputable schools: Greenfield Primary School, Leysland Academy that combines High School and College. Countesthorpe is on a regular serviced bus route into the city and has good links to the motorway networks and Fosse shopping park. A lovely place to live.



Inside Story

This beautifully refurbished traditional semi-detached residence seamlessly blends contemporary design with many stunning features. Creating a charming family home that meets modern living needs while retaining its traditional appeal. As you step through the front door into the entrance hallway, you'll find stairs leading to the first floor, setting the tone for the spacious charm that this home offers.

On the ground floor, the sitting room is located at the front of the house and features an inset fireplace, providing the perfect spot for cozy evenings. The open-plan dining kitchen, which is no doubt the hub of the home, boasts a stylish design ideal for social gatherings and family get-togethers. The kitchen is equipped with shaker-style wall and base units, a Belfast sink with contrasting work surfaces, a dish washer and a double cooker with a hob and in-built extractor, the dining area is perfect for family meals, the fireplace takes pride of place & with French doors that overlook the garden, creating a bright and inviting atmosphere for everyone to enjoy. The utility room and a downstairs WC adds the practically every home needs with the space for a fridge freezer.

Moving upstairs to the first floor, you'll find three bedrooms—two doubles and one single—each offering a comfortable and relaxing space. The shower room is thoughtfully equipped with a walk-in shower, wash hand basin, low-level WC, and a heated towel rail.

Externally, the property features an extensive and beautifully maintained rear garden, richly stocked with trees and shrubs and primarily laid to lawn, with a patio area that's perfect for alfresco dining and entertaining. Additionally, the driveway provides ample parking and the garage perfect for storage. This residence truly stands out as a unique gem. Price Guide £359,950 - £369,950

