

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

Hall
10'42 x 6'41

Living Room
16'34 x 10'71

Kitchen
20'83 x 12'48

Utility room
5'78 x 7'65

Downstairs
2'97 x 5'88

Bedroom One
14'55 x 10'76

En Suite
4'80 x 6'56

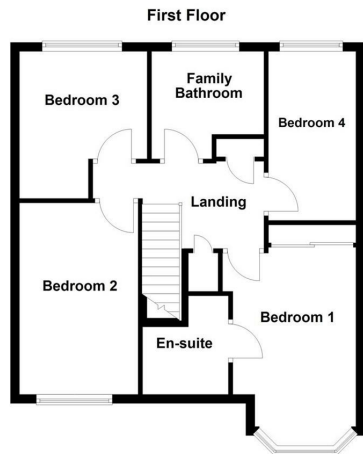
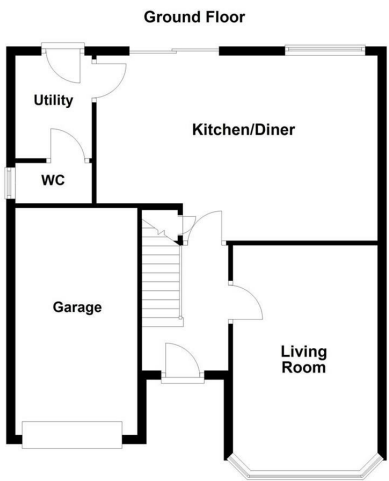
Bedroom Two
14'19 x 9'36

Main bathroom
7'98 x 7'32

Bedroom three
11'63 x 9'74 x 7'98

Bedroom Four
12'4 x 7'45

Garage
16'79 x 9'17



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.

Jubilee Way, Countesthorpe LE8 5UB

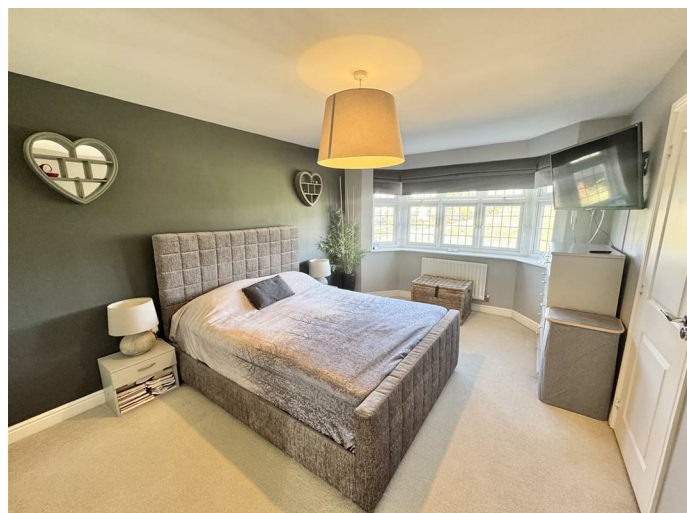
Offers Over £450,000

The Story Begins

- Modern Detached Family Home
- Sought After Development
- Entrance Hallway & Downstairs WC
- Separate Living Room
- Stylish Living Dining Kitchen
- Four Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Private Driveway & Garage
- No Upward Chain & Planning permission for extension
- EPC Rating B | Council tax band D

Location Is Everything

This great property is situated in the very popular village of Countesthorpe which has many amenities to offer. It has a good range of local shops for day to day living, a post office, bakery, hairdressers, library, health centre, garden centre, restaurant, public houses. Educationally there are three reputable schools: Greenfield Primary School, Leysland Academy which has both high school and college departments. Countesthorpe is on a regular serviced bus route into the city and has good links to the motorway networks and Fosse shopping park.



Inside Story

Wonderful modern detached family home situated within the highly sought after Thorpe Meadows development. Situated down a private driveway with field views nest believe an internal viewing is essential to truly appreciate this home. Entering through into the hallway the stairs rise to the first floor, there is a handy cupboard for storage and doors to your downstairs accommodation. The inviting lounge has a lovely bay window to the front aspect and the tasteful decor makes it the perfect place to relax after a long day. The heart of this home has to be the living dining kitchen that has been fitted with contemporary wall and base units. It provides everything you need including an integrated oven and microwave, hob with extractor fan over, sink drainer and built in dishwasher and fridge freezer. Enjoy family meals and entertaining in the dining area where French doors overlook the rear garden bringing the outdoors in. A door through to the utility area where there is plumbing for a washing machine and space for a dryer. There is a door to access the garden and a door into the downstairs wc. To the first floor you will most certainly not be disappointed with the bedrooms, there are four well proportioned double rooms. The family bathroom has a modern three piece suite, comprising of a bath with shower over, wash hand basin and low level wc, a heated towel rail and decorative tiling. The master bedroom has built in wardrobes perfect for storage and an en-suite shower room with a wash hand basin, low level wc and shower. Externally there is a double driveway and garage, side access gate that leads you through into the rear garden that is a generous size for the style of the home, it has a fenced border, lawn and large patio area perfect for outside dining. This home also has planning permission to extend details available on request.

