

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
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## Room Sizes

### Dining Room

14'7" x 11'3"

### Living Room

15'5" x 11'3"

### Refitted Kitchen

14'4" x 6'5"

### Utility Room

7'6" x 5'10"

### Downstairs WC

### First Floor Landing

### Bedroom One

14'6" x 11'3"

### Bedroom Two

12'7" x 11'3"

### Bathroom

8'7" min x 6'5"



**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.

Leicester Road, Countesthorpe, Leicester LE8 5QU

£249,950



# The Story Begins

- Stunning Traditional Semi Detached Home
- Thoroughly Improved By The Current Owner
- Beautifully Presented Throughout
- Two Reception Rooms & Refitted Kitchen
- Utility Room & Downstairs WC
- Two Double Bedrooms
- Refitted Bathroom With Separate Shower
- Landscaped Rear Garden
- Energy Rating D
- Council Tax Band A & Freehold

# 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

Situated in a non-estate position, conveniently close to local amenities stands this stunning traditional semi-detached home. Offered for sale with a delightful blend of modern comforts and classic appeal. The property has been thoughtfully improved by the current owner. With a new boiler, new radiators, replastering, redecorated and new flooring throughout, this home is ready for you to move in and enjoy. Don't miss the opportunity to make this beautifully presented property your own.

Upon entering, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The dining room is located to the front aspect and benefits from the bay window and the living room has a cosy appeal. The refitted kitchen is a true highlight, featuring contemporary wall and base units with a solid wood work top and ceramic sink. There is a built in oven, hob and extractor fan, space for a fridge freezer and a courtesy side door providing access to the rear garden. The downstairs WC and the utility room further enhances the practicality of the layout, making it ideal for families and guests alike. Travelling up to the first floor you will be greeted with two generously sized double bedrooms, each designed to offer comfort and ample space for wardrobes and furniture. The bathroom is a luxurious retreat, complete with a freestanding bath and a separate walk-in shower, pedestal wash hand basin, low level WC, heated towel rail all finished with stylish tiling. Just perfect for unwinding after a long day.

Outside, the newly landscaped garden is a splendid feature of the property, enclosed with gated side access it is a wonderful size. featuring inviting patio areas, a well-maintained lawn, timber storage shed and a charming pergola adorned with wisteria, creating an idyllic space for gatherings. Additionally, what is believed to be the old pig shed is a delightful little space and would be the most amazing creative little project.

