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## Room Sizes

**Entrance Hallway**

**Downstairs WC**

**Living Room**

17'7 x 11'5

**Living Dining Kitchen**

35'9 x 11'4

**Conservatory**

14'8 x 9

**Utility Room**

**First Floor Landing**

**Main Bedroom**

13'3 x 11'5

**En-Suite**

**Bedroom Two**

14 x 9'9

**En-Suite**

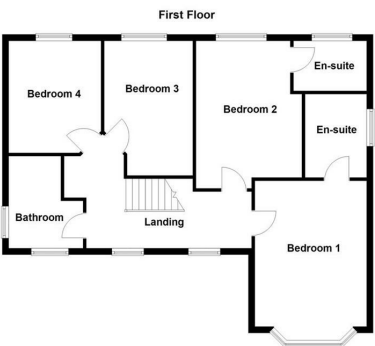
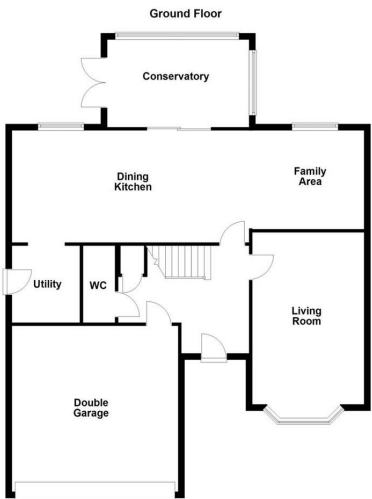
**Bedroom Three**

11'8 x 8'7

**Bedroom Four**

11'7 x 9'11

**Bathroom**



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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, Leicester LE8 5UB

£575,000



# The Story Begins

- Executive Detached Family Home
- Immaculately Presented Throughout
- Sought After Modern Development
- Entrance Hall, Downstairs WC & Living Room
- Living Dining Kitchen, Conservatory & Utility Room
- First Floor Landing & Family Bathroom
- Four Bedrooms & Two Ensuite Shower Rooms
- Driveway & Double Garage
- Enclosed Rear Garden With Lawn & Decking
- Awaiting Energy Rating, Council Tax Band F & Freehold

# Location Is Everything

Countesthorpe is a village located in the serene landscape of Leicestershire. Known for its friendly community, Countesthorpe offers a perfect blend of rural tranquility and suburban convenience, making it an ideal place to live for families, professionals, and retirees alike. The village is dotted with historic buildings that give Countesthorpe a distinct character while also offering modern amenities to its residents. Local shops, cafes, and traditional pubs provide a vibrant community life. The area also boasts an excellent selection of schools, making it popular among families seeking quality education close to home. The beautiful countryside is close by providing ample opportunities for walking, cycling, and enjoying the outdoors. The nearby Fosse Meadows Nature Area offers picturesque trails and picnic spots, perfect for leisurely outdoor activities. Countesthorpe enjoys excellent transport links, making commuting straightforward. With easy access to the M1 and M69 motorways, as well as convenient public transport options, it is well-connected to Leicester city centre.



# Inside Story

Prominently positioned on Jubilee Way, Countesthorpe, this executive detached family home, built by Redrow Homes is offered for sale in stunning show home condition. This home is situated in a sought-after modern development, making it a fantastic opportunity for those looking to settle in a vibrant community. With its blend of style, space, and functionality, this property is not to be missed.

Upon entering, you are greeted by a welcoming entrance hall that leads to a convenient downstairs WC and an internal courtesy door providing access to the double garage. The living room, adorned with a charming bay window, creates a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

At the heart of the home lies a stunning living dining kitchen that stretches across the rear, seamlessly connecting to a beautiful conservatory. This open-plan space is flooded with natural light, making it an excellent area for family gatherings or casual dining. The kitchen itself is fitted with gloss wall and base units and integrated appliances. Additionally, a utility room offers extra storage, enhancing the practicality of the home.

The first floor features a modern family bathroom, alongside four generous and well-proportioned bedrooms, two of which benefit from beautiful en-suite shower rooms, ensuring privacy and convenience for family members or guests.

Outside, the property is complemented by a front garden and a driveway leading to the double garage, providing ample parking. The enclosed rear garden features a well-maintained lawn, a decked area perfect for outdoor entertaining, and a garden shed for additional storage. There is a monthly development maintenance fee of £21 PCM.

