

## Room Sizes

**Lounge**  
 12'10"x11'11"

**Kitchen Diner**  
 12'10"x11'9"

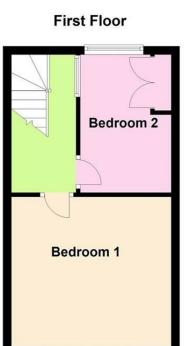
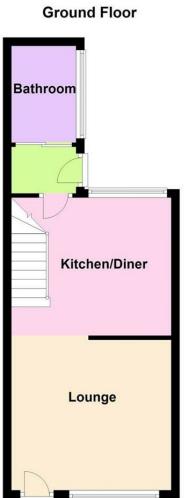
**Bathroom**  
 5'0"x5'5"

**First Floor Landing**

**Bedroom One**  
 12'10"x11'10"

**Bedroom Two**  
 12'0"x7'0"

**Brick Built Outside Storage**



**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?

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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.

Peatling Road, Countesthorpe, Leicester LE8 5RD

£179,950

# The Story Begins

- Fabulous Character Cottage
- Situated On The Edge Of Countesthorpe
- On The Doorstep Of Open Countryside
- Living Room
- Open Plan Dining Kitchen
- Bathroom
- Two Double Bedrooms
- Enclosed Rear Garden & Brick Built Outside Storage
- Freehold EPC Rating F Council Tax Band A
- Price Guide £189,950 - £199,950

## Location Is Everything

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 High School and Countesthorpe Community 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

Welcome to Jubilee Cottages, dating back to 1877 this home is situated in the desirable village of Countesthorpe and is ready for a new owner to bring this charming, character home back to life. Stepping through the front door, you're greeted by a sitting room, a cosy retreat that features a window to the front aspect allowing natural light to shine through, a feature brick fireplace, perfect for relaxation and unwinding. This unique home offers a cottage-style kitchen and dining area, where you'll find an assortment of wall and base units, space for a freestanding oven, plumbing for a washing machine, and room for a fridge freezer. This space is perfect for gathering with family and friends around the table, creating a warm and welcoming atmosphere for shared meals and cherished memories. An inner lobby connects the main living areas to both the outdoor garden and the downstairs bathroom. The bathroom is well-equipped with a low-level WC, a P-shape bath complete with a glass screen and an electric shower overhead, a pedestal wash basin, and a heated towel rail for added comfort. Upstairs, you'll discover two well-sized bedrooms, each offering its own charm. The second bedroom includes an airing cupboard, which provides convenient extra storage space. Externally, this delightful home boasts a wonderful rear garden, primarily laid to lawn, perfect for enjoying the outdoors. A patio area offers an ideal setting for outdoor entertaining as the warmer months approach, making it a perfect spot for hosting gatherings with friends and family. This character-filled cottage truly needs to be viewed to be fully appreciated. Guide Price £179,900 - £185,000

