

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



Room Sizes

Entrance Hall
5'4" x 6'2"

Kitchen Diner
9'3" x 17'7"

Living Room
17'5" x 13'3"

Play Room / Office
12'9" x 8'11"

Utility room
4'7" x 6'2"

Downstairs WC
6'3" x 2'9"

Bedroom One
9'6" x 9'4"

En suite shower room
7'8" x 6'3"

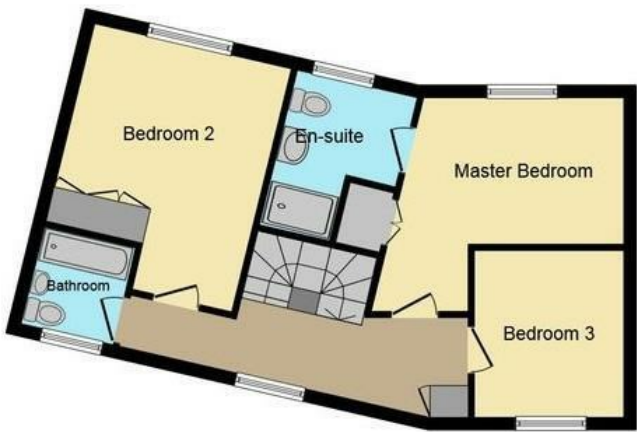
Bedroom Two
10'5" x 9'4"

Family Bathroom
5'6" x 6'9"

Bedroom Three
305'2" x 7'8"



Ground Floor



First Floor



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.

Billington Road, Countesthorpe LE8 5AF

Offers Over £300,000

The Story Begins

- NO UPWARD CHAIN
- Semi Detached Family Home
- Entrance Hall & Storage
- Garden Room
- Kitchen Diner
- Utility Room & Downstairs WC
- Three Bedrooms
- Family Bathroom & En suite shower room
- Extensive driveway, garage & enclosed rear garden
- EPC Rating c | Council Tax Band C | 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 reputable schools: Greenfield Primary School and Countesthorpe Academy. 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

This stunning extended semi detached home is situated in a popular part of Countesthorpe. Entering into the central hallway you are immediately greeted with a homely feel and the staircase winds round to the first floor with handy storage cupboard underneath. The lounge is beautiful and bright with both a window to the front aspect and French doors to the extended playroom / office offering an additional living space which can be adapted to suit your needs. You will find the kitchen is fitted with a range of modern wood effect wall and base units with a contrasting work surface and a stainless steel sink drainer. There is an integrated oven and gas hob with extractor fan over, built in dishwasher and space for an upright fridge freezer. With the dining area being open to the kitchen it really does make a fabulous social area, perfect for family gatherings, meals and entertaining. Essential for any busy home is a utility room which has plumbing for a washing machine & sink drainer and a doorway providing access into the downstairs cloakroom. Travelling up to the first floor there are three well proportioned bedrooms and a main bathroom that has a white three piece suite, finished with neutral tiling. The master bedroom benefits from built in fitted wardrobes and even boasts an en-suite shower room that has been fitted with a stylish tiling around a double shower cubicle, pedestal wash hand basin and a low level wc. Externally a driveway provides ample off road parking for three vehicles running down the side of the property leading to the detached single garage with and up & over door. A side gate takes you through into the rear garden that is well maintained with a lovely lawn area and patio that is ideal for outside dining during the warmer months.

