

1a Lutterworth Road, Blaby, Leicester, LE8 4DW
Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk
www.nestestateagents.co.uk

FLOOR PLAN

DIMENSIONS



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, LE8 4DW

Telephone: 0116 2771777 • Email: lettings@duckletts.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATIONS 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 277 2277 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.

Measurements are for guidance only and potential buyers are advised to recheck measurements.

Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

93 Scalborough Close, Countesthorpe, Leicester, LE8 5XH
£950

OVERVIEW

- Available May
- Entrance Hall
- Lounge
- Kitchen Diner
- Conservatory
- Rear Paved Garden
- Parking
- EPC RATING (D)
- Council Tax Band (B)

LOCATION LOCATION....

Countesthorpe itself is a lovely place to live, 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.



THE INSIDE STORY

Nestled in the charming area of Scarborough Close, Countesthorpe, Leicester, this delightful end semi-detached house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen diner, which boasts ample space for dining and cooking, making it a wonderful area for family gatherings or casual meals. The layout is designed to maximise both functionality and comfort.

One of the standout features of this property is the conservatory, which extends the living space and allows for an abundance of natural light to flood in. This versatile area can be used as a sunlit reading nook, a playroom, or even a home office, depending on your needs.

The two bedrooms are thoughtfully designed, providing a peaceful sanctuary for rest and rejuvenation. Each room offers a comfortable space, ensuring that you can unwind after a long day.

The location of this home is equally appealing, situated in a friendly neighbourhood that boasts local amenities, schools, and parks within easy reach. Countesthorpe is known for its community spirit and convenient access to Leicester city centre, making it an excellent choice for those who appreciate both tranquillity and connectivity.

In summary, this end semi-detached house on Scarborough Close is a wonderful opportunity for anyone looking to settle in a welcoming community. With its inviting living spaces and practical layout, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your new home.

