

Room Sizes

Entrance Hallway

Lounge

13'6x13'4

Kitchen Diner

18'3x10'3

Playroom

15'9x7'8

Utility Room

8'7x6'5

Downstairs WC

Bedroom One

12'9x11'1

Ensuite

Bedroom Two

8'5x8

Bedroom Three

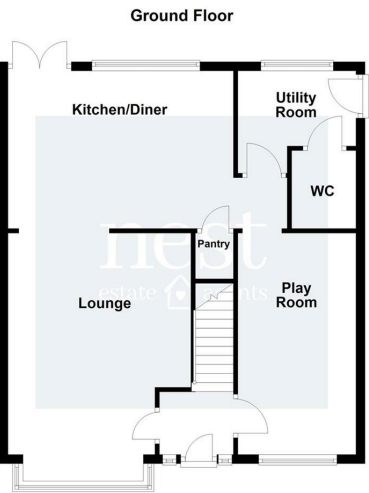
9'7x8'2

Bedroom Four

10'6x8

Bathroom

6'7x5'2



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.

The Dales, Countesthorpe, Leicester LE8 5XN

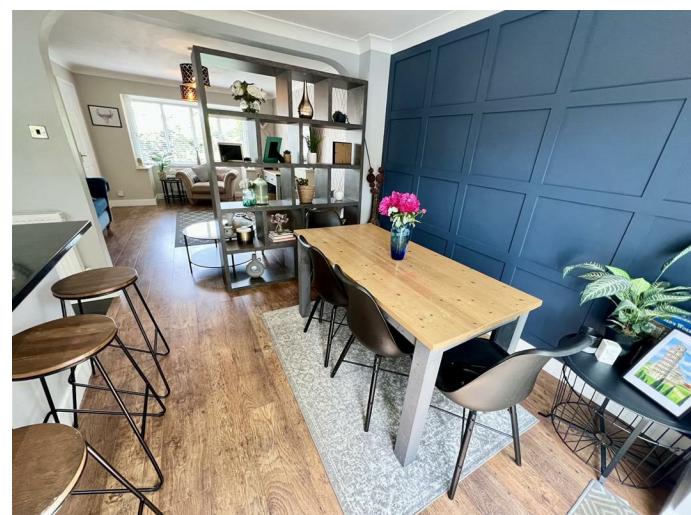
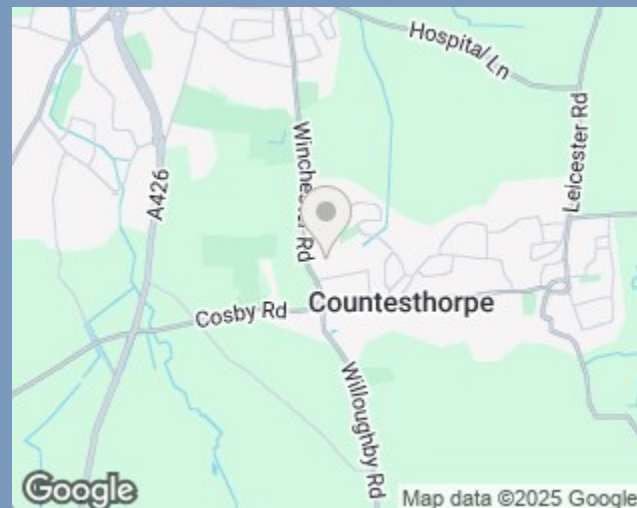
Offers Over £379,950

The Story Begins

- Detached Family Home
- Sought After Location
- Lounge Opening Into The Kitchen Diner
- Garage Converted To Playroom
- Utility Room & Downstairs WC
- Four Well Proportioned Bedrooms
- Family Bathroom & Ensuite Shower Room
- Enclosed Rear Garden & Off Road Parking
- EPC Rating - D
- Council Tax Band D 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

Situated in the desirable area of The Dales, Countesthorpe, Leicester, this detached family home offers a perfect blend of comfort and modern living. With four well-proportioned bedrooms, this property is ideal for families seeking space and convenience. Upon entering you are greeted into the entrance hallway with doors to your downstairs living accommodation. The spacious living room, which features a fireplace is the perfect space to relax and unwind after a long day. This area seamlessly opens into a contemporary kitchen diner, perfect for family meals and entertaining guests. The kitchen itself is fitted with an array of wall and base units, a range style cooker, space for a dishwasher and an integrated fridge freezer. The practicality of a utility room and a convenient WC adds to the functionality of the ground floor. One of the standout features of this home is the converted garage, now a versatile playroom, providing an excellent space for children to enjoy or for use as a home office or second living room.

The first floor boasts four bedrooms. The family bathroom is well-appointed, and the first bedroom benefits from an ensuite.

The rear garden offers both a patio area for al fresco dining and a lawn for children to play or for gardening enthusiasts to cultivate their green fingers. It is an ideal setting for summer barbecues or simply enjoying a peaceful afternoon in the sun.

This property is situated in a sought-after location, making it an excellent choice for those looking to settle in a friendly community with access to local amenities and schools. With its appealing features and spacious layout, this detached home is a wonderful opportunity for families looking to create lasting memories in a lovely setting.

