

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

nest
ESTATE AGENTS

Room Sizes

Entrance Hallway

Living Room

15'1 x 14'8 max

Dining / Family Room

13'3 x 8'6

Breakfast Kitchen

15 x 8'6

Downstairs Shower Room

8'3 x 7'3

Storage Garage

First Floor Landing

Bedroom One

11'4 x 11'5

En-Suite Shower Room

9 x 5'5

Bedroom Two

13'8 x 8'6

Bedroom Three

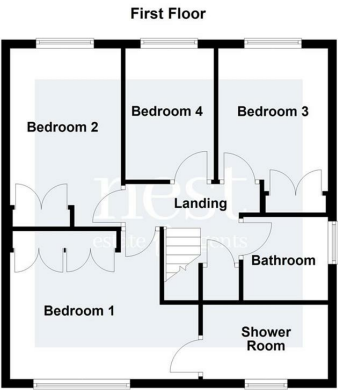
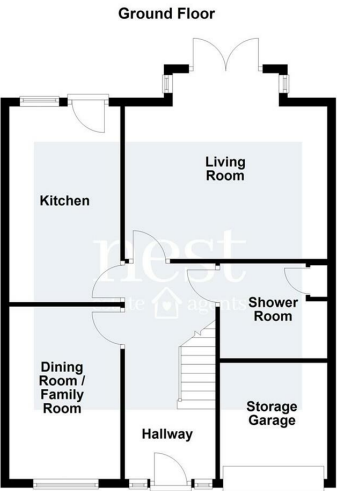
10'8 x 8'2

Bedroom Four

10'8 x 6'9

Bathroom

7'4 x 6'1



Benskyn Close, Countesthorpe, Leicester LE8 5LA

£440,000

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.

The Story Begins

- Detached Family Home
- Immaculately Presented
- Entrance Hall & Downstairs Shower Room
- Dining Room / Family Room & Living Room
- Breakfast Kitchen
- Four Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Stunning & Generous Rear Garden
- Energy Rating C
- Council Tax Band D & Freehold

Location Is Everything

This fantastic property is located in the highly sought-after village of Countesthorpe, which offers a wide range of local amenities, ideal for day-to-day living. The village features a variety of shops, a bakery, hairdressers, library, health centre, garden centre, restaurants, and public houses — all contributing to a strong sense of community.

Families are well served educationally, with reputable schools nearby including Greenfield Primary School and Countesthorpe Academy.

Countesthorpe benefits from excellent transport links, with a regular bus service into Leicester city centre, as well as easy access to motorway networks and Fosse Park shopping centre.



Inside Story

This beautifully maintained detached family home is perfectly positioned in a sought-after residential cul-de-sac and boasts a generous, private rear garden that is not overlooked – ideal for relaxing or entertaining outdoors.

Upon entering, you are welcomed into a spacious hallway with a staircase rising to the first floor. Just off the hallway, the modern downstairs shower room has been cleverly created by converting part of the garage, offering additional convenience.

To the front of the property, the formal dining room offers great flexibility and can easily serve as a second reception or family room. At the rear, the inviting living room enjoys views over the stunning garden via French doors and features a central fireplace, adding a cosy charm to the space. The well-appointed kitchen includes wall and base units, ample work surfaces, a breakfast bar for informal meals, and integrated appliances.

Upstairs, the property offers four generously-sized double bedrooms. The impressive main bedroom includes a unique shaped window, fitted wardrobes, and a private en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the property features a driveway leading to a part-converted garage offering useful storage space. The rear garden is a true highlight—beautifully landscaped with mature shrubs, trees, and lawn areas, it provides a tranquil and private setting, complete with a patio perfect for outdoor dining and entertaining.

This is a wonderful home with space, versatility, and outdoor appeal—perfect for growing families or anyone seeking a peaceful yet practical setting.

