

## Room Sizes

**Entrance Hallway**

9'9 x 6'4

**Living Room**

16'3 max x 10'6

**Dining Kitchen**

11'9 max x 20'7

**Utility Room**

7'5 x 5'8

**Downstairs WC**

5'8 x 3

**Garage**

16'9 x 9

**First Floor Landing**

13'3 max x 5'8 max

**Bedroom One**

14'5 max x 10'7

**En-Suite**

7'1 max x 6'4

**Bedroom Two**

13'9 x 9'4

**Bedroom Three**

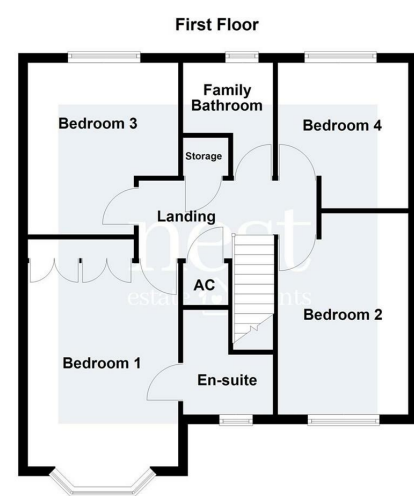
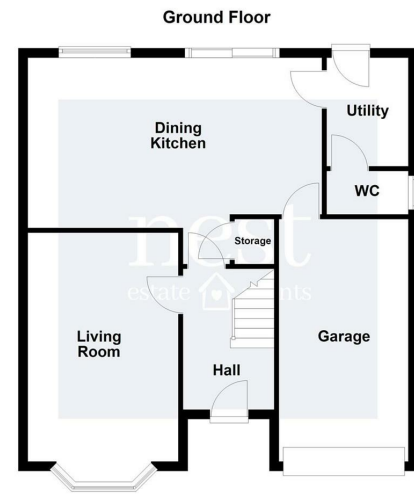
12 x 10'2 max

**Bedroom Four**

10'2 max x 9'4

**Family Bathroom**

7'8 x 6'6



**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?  
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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.

Jubilee Way, Countesthorpe, Leicester LE8 5UB

£450,000



# The Story Begins

- Modern Detached Family Home
- Immaculately Presented Throughout
- Views Over Green Area To The Front
- Living Room & Dining Kitchen
- Utility & Downstairs WC
- Four Well Proportioned Bedrooms
- Family Bathroom & En-Suite
- Landscaped Rear Garden, Driveway & Garage
- Energy Rating B
- 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

Situated on the ever-popular Thorpe Meadows development, built by the highly regarded Redrow Homes, this immaculately presented property offers stylish, modern living in a sought-after village location. Overlooking a pleasant green area to the front, the home enjoys a peaceful setting — perfect for those seeking both comfort and community. Beautifully maintained inside and out, this is a true turn-key home.

On approach, the property features a well-kept front garden, a driveway providing off-road parking, and a garage with an up-and-over door. Inside, the entrance hall leads to the main living spaces and includes a staircase to the first floor.

The living room is positioned at the front and benefits from a bay window and tasteful décor, creating a bright and welcoming atmosphere. At the heart of the home is the spacious dining kitchen, fitted with modern wall and base units, ample worktop space, and integrated appliances. French doors open onto the garden, offering a seamless connection between indoor and outdoor living. There's also a useful courtesy door to the garage.

The utility room provides plumbing for a washing machine, space for a dryer, and extra storage, while a downstairs WC completes the ground floor.

Upstairs are four well-proportioned bedrooms. The main bedroom features fitted wardrobes, a bay window, and a modern en-suite shower room. The family bathroom is fitted with a white suite comprising a pedestal wash hand basin, low-level WC, bath, and overhead shower.

The rear garden is beautifully landscaped with a patio area, lawn, decorative gravel, and mature borders — perfect for relaxing or entertaining.

Early viewing is highly recommended to appreciate all this superb home has to offer.

