

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
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## Room Sizes

**Living Room**

14'01 x 11'08

**Kitchen/Diner**

17'10 x 18'0

**Study Room**

12'03 x 13'1

**WC**

2'11 x 5'06

**Wet Room**

5 x 4'08

**Bedroom One**

11'06 x 10'03

**Bedroom Two**

12'01 x 9'02

**Bedroom Three**

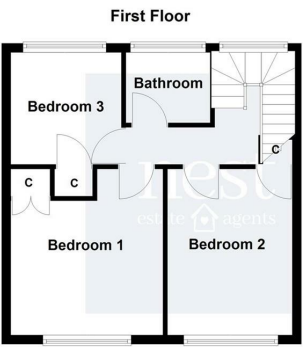
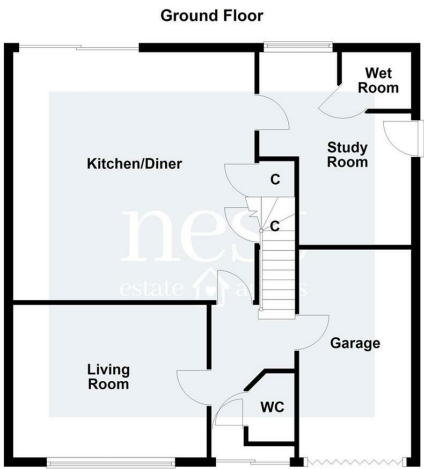
8 x 8'08

**Bathroom**

6'08 x 5'06

**Garage**

8'06 x 16'06



**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.

Spinney Avenue, Countesthorpe, Leicester LE8 5RJ

£339,950

# The Story Begins

- Fabulous Semi-Detached Home
- Extended To The Side & Rear
- Hallway & Living Room
- Stunning Dining Kitchen With Bi Fold Doors
- Study / Downstairs Bedrooms
- Downstairs WC & Shower Room
- Three Bedrooms & Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- Freehold EPC Rating - TBC Council Tax Band - B

# 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, 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

On Spinney Avenue, Countesthorpe, this delightful extended three-bedroom semi-detached house is a true gem that you certainly will not want to overlook. Upon entering into the hallway, you are greeted by a spacious and bright living room to your left, featuring a lovely fireplace that adds a warm touch to the home.

The heart of the house is undoubtedly the extended open-plan kitchen diner, which offers ample space for family gatherings and entertaining guests. This area is designed to be both functional and inviting, making it the perfect spot for culinary adventures with Bi-fold doors connecting you to the outdoors. Additionally, the ground floor boasts a versatile study room, complete with a shower room, providing the flexibility to be used as an office, playroom, or even a fourth Bedroom. Conveniently, a door at the bottom of the stairs in the hallway leads to a handy garage with electric roller door, adding to the practicality of this home.

As you ascend to the first floor, you will find three bedrooms, each equipped with built-in storage, ensuring that space is maximised. The shared family bathroom is well-appointed, catering to the needs of the household.

Outside, the property features an enclosed garden that is both spacious and inviting, perfect for outdoor relaxation or entertaining. Furthermore, off-road parking at the front of the property adds to the convenience of this lovely home.

This semi-detached house on Spinney Avenue is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming community. Don't miss your chance to make it your own.

