

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

#### Lounge

16'7 x 10'6 (5.05m x 3.20m)

#### Dining Kitchen

20'8 x 11'4 (6.30m x 3.45m)

#### Utility Room

8' x 5' (2.44m x 1.52m)

#### Downstairs Cloakroom

#### Bedroom One

14'5 x 10'7 (4.39m x 3.23m)

#### En Suite

6'3 x 7'3 (1.91m x 2.21m)

#### Bedroom Two

12'8 x 9'2 (3.86m x 2.79m)

#### Bedroom Three

12' x 7'4 (3.66m x 2.24m)

#### Bedroom Four

11'6 x 9'9 (3.51m x 2.97m)

#### Family Bathroom

7'9 x 7'3 (2.36m x 2.21m)

#### Garage



**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 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at [www.nestegg-properties.co.uk/](http://www.nestegg-properties.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 2811 300 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.  
**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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

15 Royal Drive, Countesthorpe, Leicestershire, LE85UF

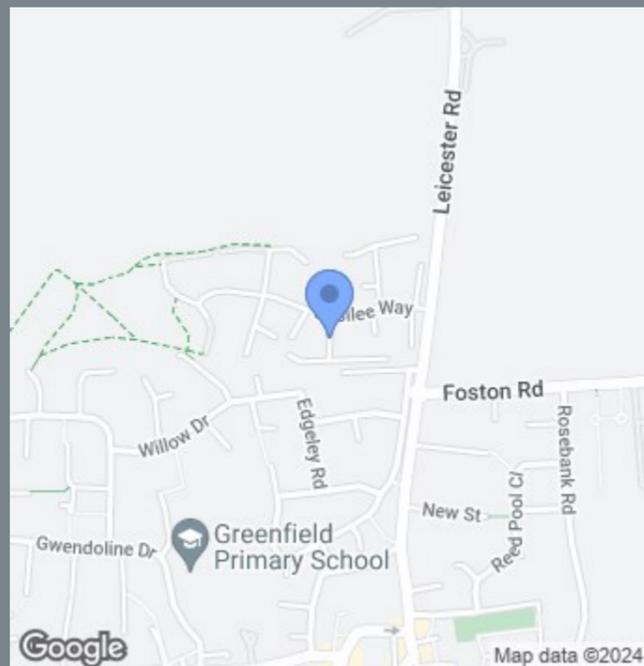
Offers In Excess Of £425,000

## OVERVIEW

- Lovely Detached Family Home
- Sought After Modern Development
- Entrance Hall & Downstairs Cloakroom
- Beautiful Lounge, Dining Kitchen & Utility
- Four Spacious Bedrooms
- En Suite & Family Bathroom
- Driveway & Garage
- Enclosed Rear Garden
- EER Rating - B, Freehold
- Council Tax Band - D

## LOCATION LOCATION....

Countesthorpe, a charming village in Leicestershire, offers a serene escape with its picturesque streets, green spaces, and community feel. Residents enjoy local amenities, easy access to nature, and a tranquil setting ideal for families, professionals, and retirees seeking a peaceful retreat. This village blends rural beauty with modern convenience, creating a sought-after destination for those embracing a relaxed lifestyle in a quintessentially English setting. For those who commute, the M1/M69 is a short drive away. Or if you enjoy exploring nearby areas, excellent road and public transport links make accessing Leicester City Centre and Fosse Park a breeze.



## THE INSIDE STORY

Nestled within a modern development in the heart of a beautiful village, this spacious detached executive family home harmoniously blends contemporary living with comfort, offering a haven for families seeking both style and functionality. Upon entering, the welcoming entrance hall sets the stage for the elegant interiors and well-thought-out design of the property. The lounge, features a bay window to the front which bathes the room in natural light providing a cosy retreat for relaxation and gatherings. The stylish dining kitchen becomes the heart of the home, offering a space for family meals and entertaining, while the utility room adds practicality to daily routines and a downstairs cloakroom adds convenience. The seamless flow between living spaces creates an ideal environment for modern living and socialising. Upstairs, four bedrooms await, each providing ample space and comfort for family members or guests. The primary bedroom boasts an en suite bathroom, providing a private sanctuary for relaxation, while a family bathroom serves the remaining bedrooms, ensuring convenience for all residents. Outside, the property impresses with a driveway and garage at the front, offering both parking and storage solutions. The enclosed garden to the rear completes the picture, providing a tranquil outdoor space for relaxation, play, and al fresco dining, making it a perfect setting for enjoying the beauty of the surrounding village.

