

FLOOR PLAN

DIMENSIONS

Porch
2'11 x 4'06 (0.89m x 1.37m)

Lounge
13'11 x 14'02 (4.24m x 4.32m)

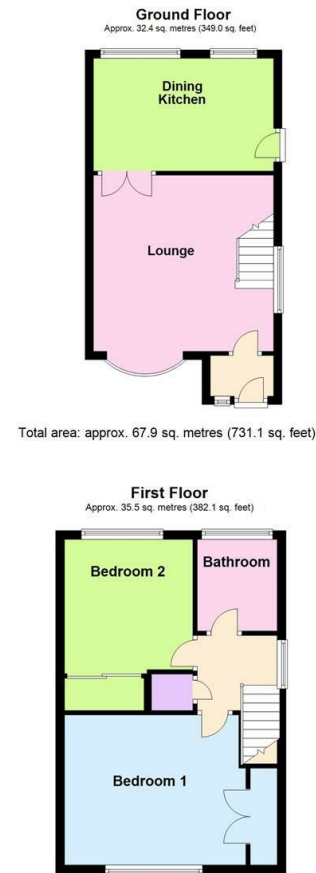
Dining Kitchen
8'08 x 14'02 (2.64m x 4.32m)

Landing

Bedroom One
11'01 x 14'02 into robes (3.38m x 4.32m into robes)

Bedroom Two
11'09 x 7'09 into robes (3.58m x 2.36m into robes)

Bathroom
6'07 x 5'11 (2.01m x 1.80m)



Total area: approx. 67.9 sq. metres (731.1 sq. feet)



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/
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.

4 Broomleys, Countesthorpe, Leicestershire, LE8 5RW

Offers Over £240,000

OVERVIEW

- Semi Detached Family Home
- Ideal First Time Buy
- Porch & Lounge
- Dining Kitchen
- Two Bedrooms & Bathroom
- Driveway & Enclosed Rear Garden
- Detached Garage
- Viewing Essential
- EER Rating - D, Freehold
- Council Tax Band - B

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

Situated within a serene cul-de-sac in a picturesque village, this beautiful home exudes charm and tranquility, making it an ideal choice for those considering their first step onto the property ladder. The inviting porch sets the tone for what lies beyond, offering a glimpse of the warmth and comfort that define this residence and make it a perfect sanctuary to call home.

The spacious lounge, illuminated by dual aspect windows that flood the room with natural light, provides a welcoming space for relaxation, gatherings, and everyday living. The dining kitchen, thoughtfully designed with a window overlooking the garden from the dining area, creates a seamless flow between indoor and outdoor spaces, ideal for enjoying meals or simply unwinding in the peaceful surroundings.

Ascending to the upper level, two double bedrooms await, each equipped with fitted wardrobes to ensure ample storage and organisation. The family bathroom, a place of retreat and rejuvenation, offers modern amenities and a tranquil space for personal care and relaxation after a long day.

Outside, the property boasts a driveway at the front for convenient off-street parking, a detached garage providing additional storage or parking space, and an enclosed rear garden that serves as a private retreat for outdoor activities and leisure. The garden features a charming patio area perfect for al fresco dining and a lush lawn area, offering a blend of relaxation and entertainment in a serene and secluded setting.

