



## Broadfield Way, Countesthorpe, Leicester, LE8 5XR

- DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION
- CONSERVATORY
- THREE BEDROOMS
- THREE PIECE BATHROOM SUITE WITH SPA
- GARAGE AND DRIVEWAY
- ENCLOSED GARDEN

**Offers In The Region Of £330,000**





# Broadfield Way, Countesthorpe, Leicester, LE8 5XR - Offers In The Region Of £330,000

## DESCRIPTION

Nestled within a quiet cul-de-sac in the sought after village of Countesthorpe, is this lovely detached family home.

The detached home has been extended to the ground floor and comprises of an entrance hall, a living room, an open plan modern style fitted kitchen-dining room with double glazed French doors opening into the spacious conservatory to the rear of the property.

Returning to the hallway, Stairs lead up to the first floor where there are two double bedrooms, a single bedroom and a modern three piece family bathroom with P-shaped spa bath and vanity unit with integrated wash hand basin and low flush WC.

Externally, the rear garden has an artificial lawn with edged plant and shrub borders and access to the garage via a single doorway. The front garden has a decorative laid stone border with driveway, providing off road parking for the property and access to the garage.

This well appointed detached home is being offered to market with No Upward Chain and benefits from gas central heating and double glazing.

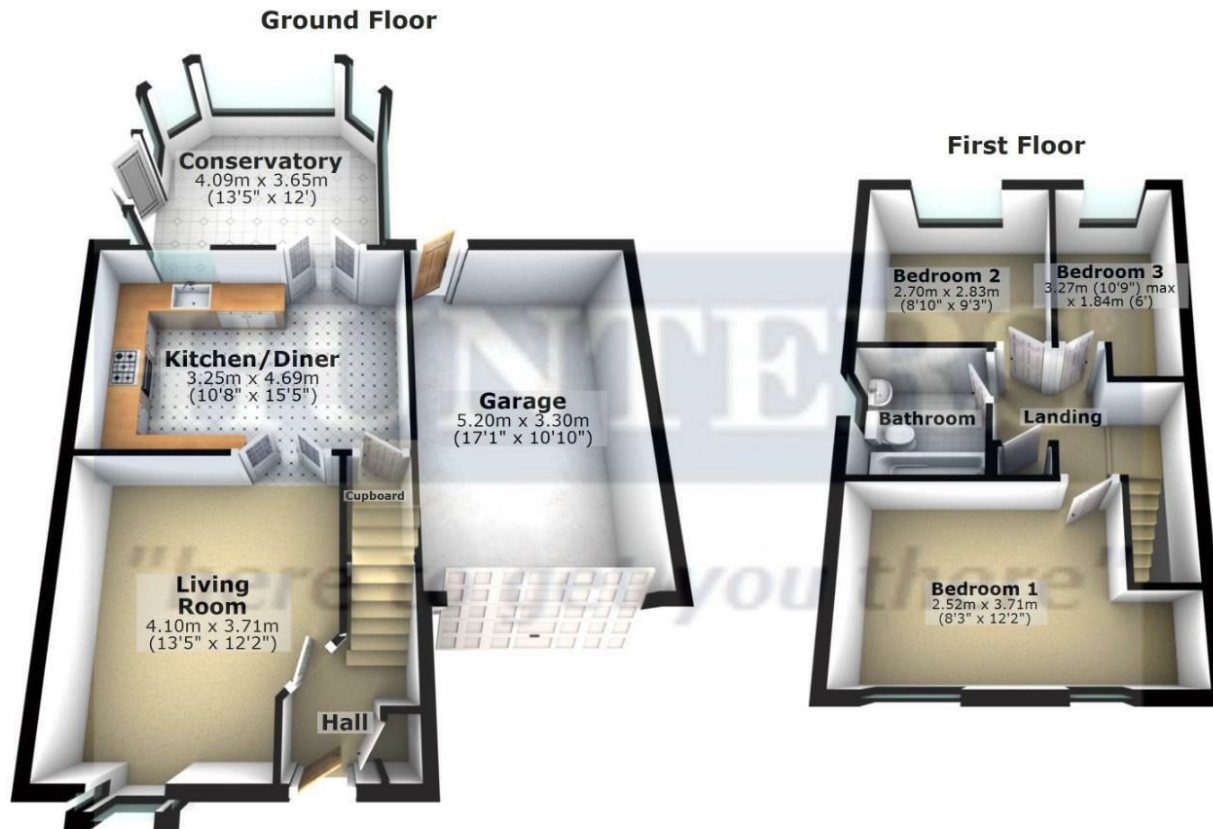
To find out more about this lovely detached family home, call your local Hunters estate agents Wigston on 01163660660 and arrange your viewing.











HUNTERS ESTATE AGENTS WIGSTON

While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### Viewings

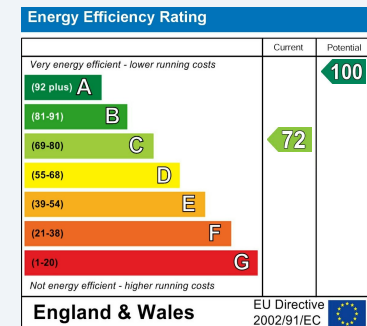
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

