1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277  Email sara@nestestateagents.co.uk
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ESTATE AGENTS

# Room Sizes

**Living Area & Kitchen**
15'10 x 15'10

**Bedroom**
15'10 x 8'08

**Shower Room**
6'10 x 7'05

**Ground Floor**




**First Floor**







**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
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**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.

Maple Avenue, Countesthorpe, Leicester LE8 5TZ

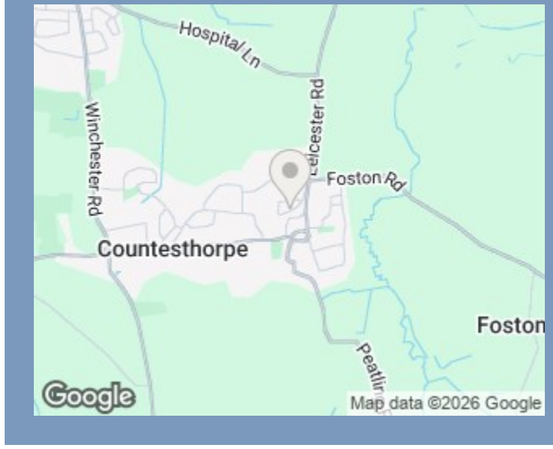
# Price Guide £159,950

# The Story Begins

- Offered To The Market With No Upward Chain
- Beautifully Modernised One-Bedroom Quarter House
- Situated In A Quiet Cul-De-Sac In Desirable Countesthorpe
- Stylish Refitted Kitchen With Integrated Appliances And Breakfast Bar
- Open-Plan Living Area
- Generous Double Bedroom With Wardrobes
- Contemporary Refitted Shower Room
- Allocated Parking Space
- Low-Maintenance Courtyard Front Garden
- Freehold EPC - D Council Tax Band - A Blaby District Council

# 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

Offered to the market with no upward chain and tucked away within a quiet cul-de-sac, this beautifully updated one-bedroom quarter house has been thoughtfully modernised by the current owner, creating a home that feels stylish, practical and very easy to enjoy.
Stepping inside, the ground floor immediately feels contemporary, with stylish hard flooring flowing throughout. The open-plan living area provides a lovely place to relax, with decorative acoustic panelling adding an attractive feature to the room. There is also useful storage beneath the stairs, making the most of every inch of space.
The kitchen has a smart and modern feel, with stylish grey units, a composite sink and integrated appliances. There is also space for a fridge freezer, making this a well-planned and practical area for everyday living.
Heading upstairs, the generous double bedroom continues the modern feel and benefits from a lovely sliding-door wardrobe, providing plenty of storage while keeping the room feeling open. The contemporary shower room has been refitted with stylish brass fittings and also includes a useful storage cupboard.
The current owner has also carried out a full rewire in 2022, adding further peace of mind. The property benefits from uPVC double glazing and electric heating throughout.
Outside, there is an allocated parking space to the rear, while the front and side provide a low-maintenance garden area. The front garden is currently open, but could be made more private with the addition of fencing.
Every part of the property has been considered, from the modern finishes and thoughtful storage to the practical layout, creating a home that feels both stylish and easy to live in. Price Guide £159,950 - £164,950







