22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
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NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Hallway

Kitchen
12'4 x 7'10 max (3.76m x 2.39m max)

Utility
7' x 8'3 (2.13m x 2.51m)

Downstairs Cloakroom

Lounge
15' x 11'5 (4.57m x 3.48m)

Landing

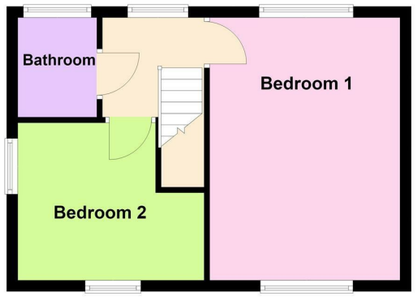
Bedroom One
15'1 x 11'5 (4.60m x 3.48m)

Bedroom Two
8'10 x 11' max (2.69m x 3.35m max)

Bathroom
5'8 x 4'1 (1.73m x 1.24m)

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 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.
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.

40 Waterloo Crescent, Countesthorpe, LE8 5SW

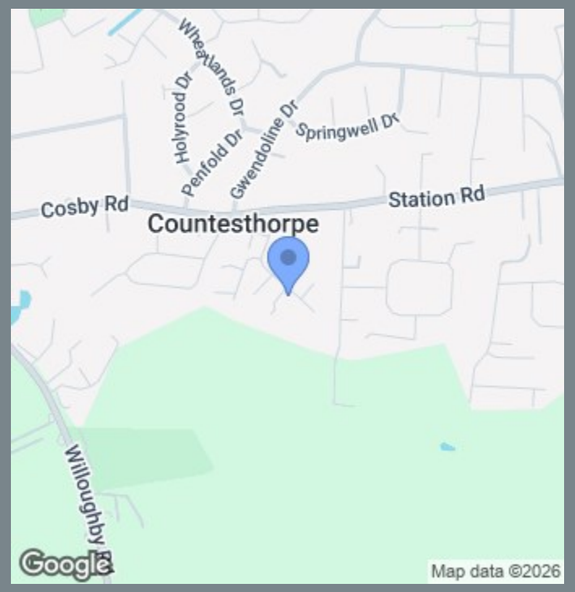
£230,000

OVERVIEW

- Beautifully Presented Home
- Great Location & No Chain
- Hallway & Kitchen
- Utility Room/Home Office
- Spacious Lounge & Downstairs Cloakroom
- Two Double Bedrooms
- Modern Bathroom
- Driveway & Extensive Garden
- Viewing Is A Must
- EER - D, Freehold, Tax - A

LOCATION LOCATION....

Waterloo Crescent enjoys a pleasant position in the sought-after village of Countesthorpe, a popular location that offers the perfect balance of a friendly village atmosphere and excellent everyday convenience. The village centre is just a short distance away and provides a fantastic range of amenities, including a Co-op supermarket, convenience stores, cafés, pubs, takeaways, a pharmacy, GP surgery and other essential services, while nearby Blaby, Fosse Park Shopping Centre and Meridian Leisure Park offer an even wider selection of shopping, restaurants and leisure facilities. Families are particularly well catered for, with the well-regarded Greenfield Primary School and Countesthorpe Academy both within easy reach, alongside several other highly regarded schools in the surrounding villages. Countesthorpe is renowned for its welcoming community spirit, with a variety of local clubs, sports facilities and events taking place throughout the year, creating a wonderful place to settle and become part of village life. Those who enjoy spending time outdoors will appreciate the abundance of nearby green spaces, including Countesthorpe Country Park, children's play areas and a network of countryside footpaths and bridleways that are perfect for walking, cycling and enjoying the surrounding Leicestershire countryside. For commuters, Waterloo Crescent is ideally positioned with easy access to Junction 21 of the M1, the M69 and Leicester's ring roads, while Narborough and South Wigston railway stations are both within a short drive, offering regular services to Leicester, Birmingham and beyond. Regular bus routes also provide convenient connections to Leicester city centre and neighbouring villages, making this an excellent location for families, professionals and anyone looking to enjoy a relaxed village lifestyle without compromising on connectivity.



THE INSIDE STORY

Offered to the market with no onward chain, this stunning semi-detached home has been beautifully modernised throughout and enjoys a peaceful cul-de-sac position within a sought-after village. Stylishly presented from top to bottom, this lovely home is perfect for first-time buyers, downsizers or anyone looking for a property that's ready to move straight into. Step into the welcoming entrance hall before making your way into the bright and spacious lounge, where dual aspect windows to the front and rear allow natural light to pour in throughout the day. A contemporary wall-mounted fire creates an attractive focal point, making this a wonderful space to relax with family or unwind after a busy day. The kitchen has been thoughtfully designed with sleek white cabinetry complemented by contrasting work surfaces, offering plenty of storage and preparation space for everyday cooking. Leading from the kitchen is a generous utility room, providing valuable additional space that could also be utilised as a home office, study area or hobby room, making it ideal for modern lifestyles. A downstairs cloakroom adds further convenience. Upstairs, the landing leads to two excellent double bedrooms, both benefiting from dual aspect windows that create bright and airy living spaces. The principal bedroom enjoys windows to the front and rear, while the second bedroom overlooks both the front and side, making it equally well suited as a guest room, children's bedroom or spacious home office if required. Completing the first floor is the modern family bathroom, fitted with a crisp white three-piece suite. Outside, the property continues to impress with a driveway providing ample off-road parking to the front. To the rear is a fabulous-sized garden, offering a generous lawn for children and pets to enjoy, along with a patio that's perfect for outdoor dining, entertaining friends or simply relaxing in the sunshine.