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

nest
ESTATE AGENTS

Room Sizes

Hallway
16 max x 5 max

Living Room
16 x 11'10

Downstairs WC
5 x 3

Playroom / Study
8 x 9

Dining Kitchen
21 max x 13'10 max

Utility Room
8 x 5

First Floor Landing
16 max x 11 max

Principle Bedroom
13 min x 11'11

En-Suite
9 max x 6 max

Bedroom Two
15 x 9

En-Suite
6 x 6

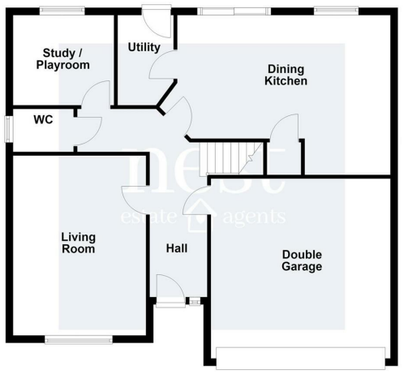
Bedroom Three
11 x 9

Bedroom Four
10 max x 9 max

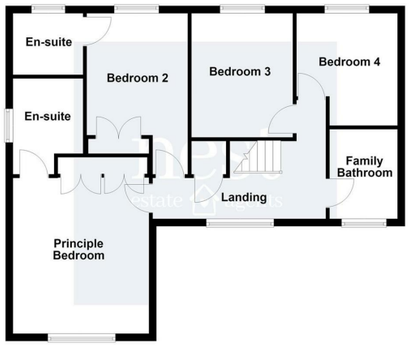
Family Bathroom
8 x 6

Double Garage
17 x 16

Ground Floor



First Floor





Jubilee Way, Countesthorpe, Leicester LE8 5UB

Offers Over £550,000

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
FREE PROPERTY VALUATION 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 2772277 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 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.

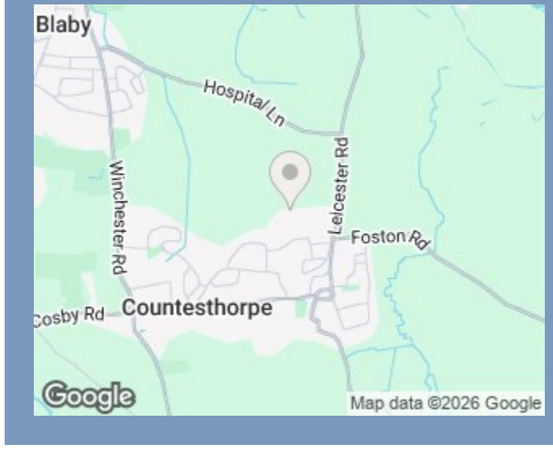
The Story Begins

- Beautiful Executive Detached Family Home
- No Upward Chain
- Field Views To The Front
- Entrance Hallway & Downstairs WC
- Living Room & Playroom / Study
- Dining Kitchen & Utility Room
- Four Double Bedrooms & Family Bathroom
- Two En-Suite Shower Rooms
- Driveway, Garage & Enclosed Rear Garden
- Freehold, Council Tax Band E Blaby Council & Energy Rating B (awaiting new report)

Location Is Everything

This fantastic property is situated in the highly sought-after village of Countesthorpe, offering an excellent range of amenities for everyday living. The village boasts a variety of local shops, a bakery, hairdressers, a library, health centre, garden centre, restaurants and traditional public houses.
Families are well catered for with reputable local schools, including Greenfield Primary School and Countesthorpe Academy. The village also benefits from a regular bus service to Leicester city centre, excellent access to the motorway network and is conveniently located close to Fosse Shopping Park, making it an ideal location for commuters and families alike.

Photograph Disclaimer: Please note that some photographs have been digitally enhanced using AI to illustrate the property at dusk. These images are for marketing purposes only. Original photographs are also provided to accurately represent the property's appearance and condition.











Inside Story

Offered for sale with No Upwards Chain and occupying a prime position on the edge of a highly sought-after modern Redrow development, this executive detached family residence enjoys open field views to the front. Beautifully presented throughout, this impressive home is an ideal choice for modern living.
Stepping into the welcoming entrance hallway, the stylish marble-effect tiled flooring immediately sets the tone for the quality and presentation found throughout the property. The hallway provides access to a downstairs WC, staircase to the first floor and an internal courtesy door leading into the garage.
The living room is a bright yet cosy retreat, centred around a beautiful feature fireplace, creating the perfect place to relax with family or unwind at the end of the day. A separate playroom offers excellent flexibility and could equally be used as a home office, snug or occasional guest bedroom.
The heart of the home is undoubtedly the dining kitchen, fitted with a range of contemporary units complemented by contrasting work surfaces. Overlooking the rear garden, this sociable space benefits from doors opening onto the patio area, making it ideal for both everyday family life and entertaining. A practical utility room provides additional storage helping to keep the kitchen clutter-free.
Upstairs, the spacious landing leads to four well-proportioned double bedrooms. The principal bedroom and bedroom two both benefit from built-in wardrobes and their own modern en-suite shower rooms, offering comfort and privacy. The remaining bedrooms are served by a modern family bathroom.
Outside, the property continues to impress. A double-width driveway, together with additional parking to the front for visiting guests, leads to the double garage, which is equipped with an EV charging point. To the rear, the south-facing garden, as advised by the sellers, enjoys a combination of lawn and patio, providing the perfect setting for outdoor dining.







