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ESTATE AGENTS

Room Sizes

Entrance Porch

Entrance Hallway

Living & Dining Room

11'03 max x 23'08 max

Breakfast Kitchen

19'04 x 8'09

Conservatory

6'11 x 13'02

WC

Bedroom One

8'06 min x 11'10

Bedroom Two

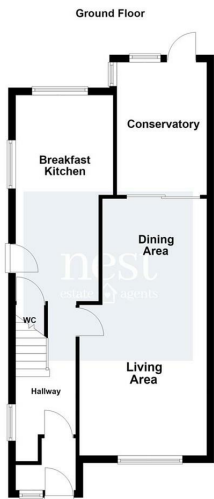
10'03 x 10'09

Bedroom Three

8'08 x 7'01

Bathroom

7'05 x 5'06



Reed Pool Close, Countesthorpe, Leicester LE8 5RE

£320,000

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?

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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.

The Story Begins

- Extended Semi-Detached Home
- Well-Presented And Versatile Accommodation
- Welcoming Entrance Hall With Understairs WC
- Open Living And Dining Area
- Extended Modern Breakfast Kitchen
- Two Double Bedrooms & One Single Bedroom
- Family Bathroom
- Private Rear Garden
- Off Road Parking & Carport
- Freehold EPC - C Council Tax Band - B

Location Is Everything

This fantastic property is located in the highly sought-after village of Countesthorpe, which offers a wide range of local amenities, ideal for day-to-day living. The village features a variety of shops, a bakery, hairdressers, library, health centre, garden centre, restaurants, and public houses, all contributing to a strong sense of community. Families are well served educationally, with reputable schools nearby including Greenfield Primary School and Countesthorpe Academy. Countesthorpe benefits from excellent transport links, with a regular bus service into Leicester city centre, as well as easy access to motorway networks and Fosse Park shopping centre.



Inside Story

This outstanding extended semi-detached family home is situated in the popular village of Countesthorpe and offers well-presented and versatile accommodation throughout.

The property begins with a useful porch, providing the perfect space for coats and shoes, which leads into the welcoming entrance hall. From here, you immediately get a feel for how well maintained and inviting this lovely home is.

The living room is presented in a modern and stylish manner, featuring a window to the front aspect and an attractive feature fireplace. There is also space for a dining table and chairs, while a sliding door leads through to the UPVC conservatory. This bright and sunny addition provides a wonderful space to relax and unwind while enjoying views over the rear garden.

The extended kitchen is well equipped with a range of wall and base units, work surfaces and a sink with drainer. There is plumbing for both a washing machine and dishwasher, along with a cooker with gas hob and extractor fan, as well as an integrated fridge freezer. A useful breakfast bar with stools provides an additional area for casual dining. Completing the ground floor is a useful WC located beneath the stairs.

To the first floor, there are three well-proportioned bedrooms, including two doubles. The master bedroom benefits from a useful storage cupboard and fitted sliding mirrored wardrobes, while the third bedroom also features fitted wardrobes.

The modern family bathroom comprises a pedestal wash hand basin, low-level WC and bath with shower over.

Outside, the rear garden is mainly laid to lawn with a patio area, providing an ideal space for outdoor dining and entertaining. To the front, the driveway provides off-road parking and leads to a useful carport, which is accessible via wooden double gates.

