

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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nest
ESTATE AGENTS

Room Sizes

Porch

Living Diner

14'08x20'11 max

Kitchen

9x9

Conservatory

9x9

Bedroom One

13x9

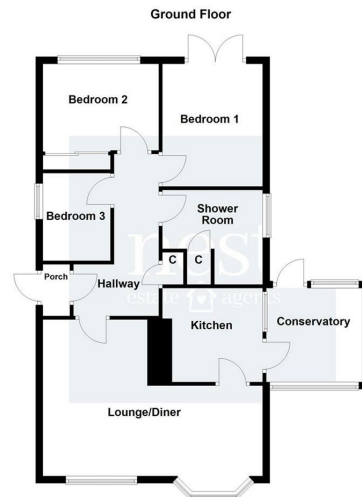
Bedroom Two

11x8'08

Bedroom Three

8x8

Shower Room



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.

Poplar Avenue, Countesthorpe, Leicester LE8 5SP

Offers Over £350,000

The Story Begins

- Detached Bungalow On Sought After Road
- Ready For A New Owner To Make Their Own
- Spacious Living Diner
- Kitchen & Conservatory
- Three Bedrooms
- Shower Room
- Mature Enclosed Rear Garden
- Garage & Off Road Parking
- No Upward Chain
- EPC Rating D Council Tax Band C

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

Situated on the desirable Poplar Avenue in Countesthorpe, this executive detached bungalow is ready for a new owner to make it their own.

As you enter, you are welcomed into the entrance hallway leading to your living accommodation. The spacious living diner is the heart of this home, perfect for entertaining guests or enjoying quiet evenings with family. The layout flows seamlessly into the kitchen, which leads to a delightful conservatory, providing a bright and airy space to relax.

This home has three well proportioned bedrooms with bedroom one having doors leading out to the garden allowing natural light to shine through and bedroom two having fitted wardrobes. The bungalow features a convenient shower room, ensuring practicality for everyday living.

The potential to personalize this home is immense, allowing you to create a space that truly reflects your style and needs.

One of the standout features of this property is the mature enclosed rear garden. This lovely outdoor space is adorned with a variety of trees and shrubs, creating a serene environment for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. The garden also boasts a well-maintained lawn area, perfect for children to play or for hosting summer gatherings. Additionally, the stone area provides an excellent spot for al fresco dining or enjoying a quiet cup of tea in the sunshine. The front of this wonderful property has ample curb appeal with a manicured front lawn, off road parking for several vehicles and access to the garage. Do not miss the chance to view this delightful property and envision the possibilities that await.

