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

nest
ESTATE AGENTS

Room Sizes

Living Room
11 x 11

Kitchen
12'10 x 11

Bathroom
11 x 4

Bedroom One
11 x 11

Bedroom Two
11 max x 10

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
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.

Wigston Street, Countesthorpe, Leicester LE8 5RQ

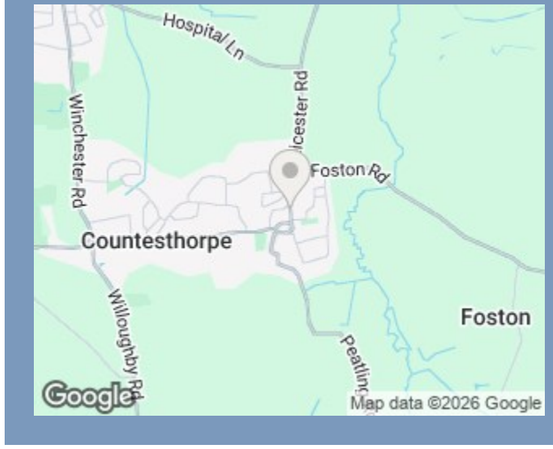
£200,000

The Story Begins

- Charming Traditional Cottage
- No Upward Chain
- Popular Location
- Living Room & Fitted Kitchen
- Two Double Bedrooms
- Bathroom
- Courtyard Garden
- Freehold
- Energy Rating C
- Council Tax Band A

Location Is Everything

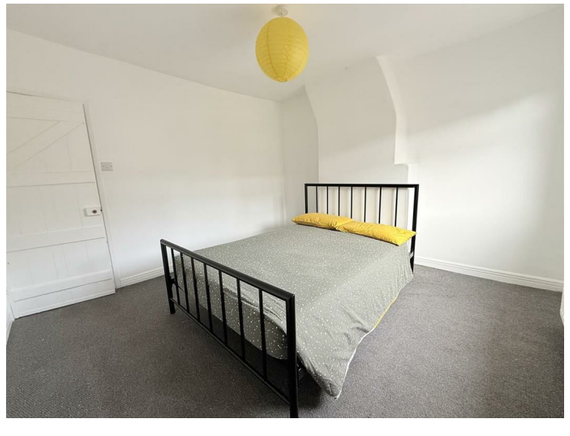
This fantastic property is situated in the highly popular village of Countesthorpe, which offers an excellent range of amenities for everyday living. The village has a good selection of local shops, along with a bakery, hairdressers, library, health centre, garden centre, restaurants and public houses.
For families, Countesthorpe is well served by reputable schools, including Greenfield Primary School and Countesthorpe Academy.
The village also benefits from regular bus services into Leicester city centre, together with excellent road links providing easy access to the motorway network and Fosse Shopping Park.











Inside Story

nest Estate Agents are delighted to offer for sale this charming two-bedroom cottage, situated within the popular village of Countesthorpe and offered to the market with no upward chain. With its cosy accommodation, quaint character and low-maintenance garden, this lovely home would make an ideal first purchase or an excellent option for those looking to downsize.

A gated courtyard frontage leads to the entrance door, opening into the welcoming sitting room. With a window overlooking the front aspect, this inviting space provides a comfortable place to relax and unwind, with an opening leading through to the kitchen.

The kitchen is fitted with a range of modern wall and base units, complemented by stylish work surfaces. Further features include a sink and drainer, built-in oven, hob with extractor hood over and a washing machine. A door leads to an inner lobby, housing the boiler and providing access to the ground floor bathroom, which is fitted with a bath and shower over, wash hand basin and low-level WC.

Stairs rise to the first floor, where two double bedrooms provide comfortable accommodation, with scope to personalise and make each space your own.

Outside, the low-maintenance courtyard garden offers a pleasant spot to enjoy a morning coffee with the current owners describing it as a little sun trap you can relax in the sunshine or make the most of the warmer months, without the upkeep of a larger garden.

Combining a convenient village location with manageable accommodation and the benefit of no upward chain, this delightful cottage offers an appealing opportunity for first-time buyers, downsizers or anyone drawn to the charm of cottage living.



