

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
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## Room Sizes

### Entrance Hallway

### Living & Dining Area

16'3 x 9'10

### Kitchen Area

10'5 x 6'6

### Conservatory

8'9 x 8'2

### Downstairs Bathroom

5'3 x 5'2

### Bedroom One

13'8 x 9'4

### Landing

### Bedroom Two

14'6 x 9'7

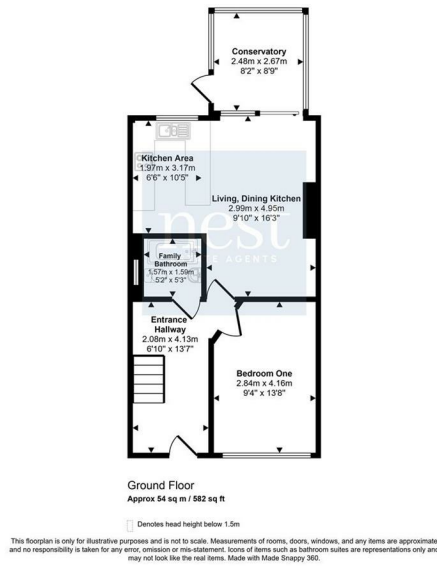
### Bedroom Three

12'11 x 7'4

### Upstairs Bathroom

10'6 x 4'11

### Garage



Reed Pool Close, Countesthorpe, Leicester LE8 5RE

£269,950

**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

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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

- Semi Detached Dormer Bungalow
- Beautifully Improved
- Internal Viewing Essential
- Parking & Garage With Timber Extension
- Entrance Hallway, Downstairs Bathroom & Bedroom
- Stunning Living, Dining Kitchen & Conservatory
- First Floor Landing & Bathroom
- Two Further Bedrooms
- Enclosed Rear Garden
- Freehold, Council Tax Band B, Energy Rating C

# 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 fabulous dormer bungalow is situated in the sought-after area of Countesthorpe and offers wonderfully flexible living accommodation. Beautifully improved by the current owner, an internal viewing is essential to fully appreciate all it has to offer.

Entering through the hallway, there is a staircase rising to the first floor and access to the family bathroom, which is fitted with a modern three-piece white suite including a shower over the bath and finished with neutral tiling.

The open-plan living, dining, and kitchen area truly forms the heart of this home. Tastefully decorated, it offers space to dine and relax, flowing seamlessly into the conservatory — perfect for entertaining. The refitted kitchen features stylish gloss units with plinth lighting, a wood-effect work surface, a sink drainer, an oven, hob, and extractor fan, along with space for appliances.

On the ground floor, the main bedroom benefits from fitted wardrobes with sliding mirrored doors.

Travelling up to the first floor, you will find two further bedrooms and a second bathroom, complete with a white suite and separate shower cubicle.

Externally, to the front of the property there is off-road parking and gated side access leading to the garage with an up-and-over door. The garage also has a timber extension to the rear, ideal for use as a home office or gym. The rear garden has been designed for easy maintenance, featuring a patio seating area and gravelled sections — perfect for relaxing outdoors.

