

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

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ESTATE AGENTS

Room Sizes

Entrance Hall
6'8 x 9'7

Living Room
11'9 x 16'4

Living, Dining & Kitchen
25'1 x 13'7

Utility
5'7 x 6'4

Conservatory

WC
5'6 x 4'1

Bedroom One
14'8 x 11'9

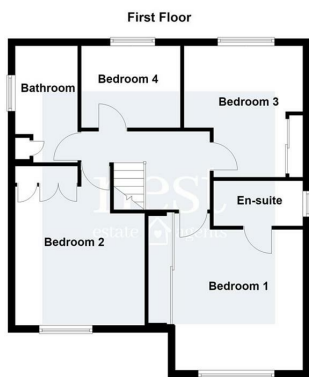
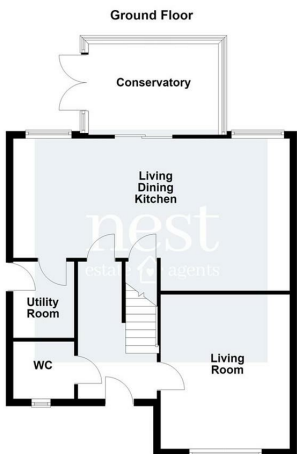
Bedroom Two
10'8 x 12'1

Bedroom Three
9'7 x 11

Bedroom Four
9 x 7'4

En-Suite
8'3 x 4'1

Bathroom
10'7 x 5'8



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.

Jubilee Way, Countesthorpe, Leicester LE8 5UB

£460,000

The Story Begins

- Offered To The Market With No Upward Chain
- Occupies A Sought-After Modern Redrow Development
- Spacious Living Room Featuring A Front-Facing Window And Attractive Fireplace
- Impressive Open-Plan Kitchen, Living And Dining Area Ideal For Family Living And Entertaining
- Useful Utility Room With Access To The Side Of The House
- Four Double Bedrooms, Three With Built-In Wardrobes
- An En-Suite To The Master Bedroom & Family Bathroom
- Rear Garden With Lawn And Patio Areas
- Off-Road Parking And A Detached Garage
- Freehold Energy Rating - tbc Council Tax Bad - E

Location Is Everything

This executive detached family home is on the very popular development of Thorpe Meadows in the village of Countesthorpe which has many amenities to offer. It has a good range of local shops for day to day living, hairdressers, library, health centre, garden centre, restaurant, public houses. Educationally there are three reputable schools: Greenfield Primary School, Leysland High School and Countesthorpe Community College. 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

Offered to the market with no upward chain, this impressive detached family home occupies a sought-after position on a modern Redrow development, offering spacious and versatile accommodation throughout. Upon entering, you are welcomed by an entrance hallway providing access to a convenient downstairs WC and staircase to the first floor. The spacious living room enjoys plenty of natural light from the front-facing window and features an attractive fireplace, creating a comfortable space to relax. The heart of the home is the impressive open-plan kitchen, living and dining area, offering ample space for multiple sofas and a dining table, making it ideal for both everyday family living and entertaining. The kitchen is fitted with a range of wall and base units, contrasting worktops and integrated appliances, including a dishwasher, fridge freezer, oven, microwave and gas hob with extractor above. Leading from the kitchen is a useful utility room with plumbing for a washing machine and tumble dryer, together with access to the outside. Further enhancing the ground floor is a bright conservatory, flooded with natural light and featuring French doors opening directly onto the rear garden, creating a lovely additional space to enjoy the garden views. To the first floor, there are four well-proportioned double bedrooms, with bedrooms one, two and three benefiting from built-in wardrobe space. The master bedroom further benefits from an en-suite shower room comprising a walk-in shower, WC and wash basin. Completing the first floor is a family bathroom fitted with a bath and overhead shower, WC, wash basin and a useful storage cupboard. Externally, the rear garden is laid to lawn with patio areas, providing an ideal setting for outdoor dining, entertaining and relaxation. To the front, the property benefits from off-road parking and a detached garage.

