

## **Room Sizes**

**Entrance Hallway** 

**Downstairs WC** 

Living Room
18'3 x 12'2

**Dining Kitchen** 15'6 x 10'11

**First Floor Landing** 

**Family Bathroom** 

**Bedroom One** 11'1 x 8'3

**En-Suite** 

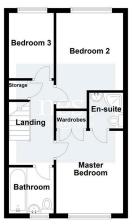
Bedroom Two
12'8 max x 8'3

**Bedroom Three** 8,1 x 6'10











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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.



Poppy Close, Countesthorpe, Leicester LE8 5XY

£270,000

## The Story Begins

- Modern Semi Detached Family Home
- Immaculely Presented Throughout
- Entrance Hallway & Living Room
- Beautiful Dining Kitchen
- Three Bedrooms
- Family Bathroom & En-Suite Shower Room
- Driveway For Approximately Two Vehicles
- Well Maintained Rear Garden
- Energy Rating B
- Council Tax Band B & Freehold

## 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**

Situated in the highly sought-after area of Countesthorpe, this immaculately presented three-bedroom semi-detached home offers stylish living and is ready to move straight into. An internal viewing is essential to truly appreciate the quality and condition on offer

On approach, the property boasts a neat frontage with decorative gravel and a driveway providing off-road parking for approximately two vehicles.

Upon entering, you are welcomed into a bright hallway that immediately reflects the high standard of décor found throughout the home. From here, there is access to a convenient downstairs WC.

The living room is a spacious and inviting area, enhanced by dual-aspect windows that flood the space with natural light. Stretching across the rear of the home is a contemporary open-plan dining kitchen, featuring French doors that open out to the garden—perfect for entertaining or enjoying family time. The kitchen itself is fitted with a range of stylish cream gloss wall and base units, complemented by wood-effect work surfaces, a sink drainer, and metro tiled splashbacks. Integrated appliances include an oven, hob with extractor fan, dishwasher, and fridge freezer. There is also plumbing in place for a washing machine.

Upstairs, the first floor offers three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and a recently refitted en-suite shower room, adding a touch of luxury. The remaining two bedrooms are served by the main family bathroom, which includes a modern three-piece suite.

The rear garden is a well-maintained outdoor space, featuring a patio area ideal for alfresco dining, a lawned area for children or pets, and a timber shed for additional storage.

This is a truly superb home that combines comfort, convenience, and style in equal measure—perfect for families or professionals alike.







