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

nest
ESTATE AGENTS

Room Sizes

Entrance Hallway

Living Room
16 x 10'09

Breakfast Kitchen & Dining Area
17'08 x 10'03

WC

Bedroom One
12'01 x 9'02

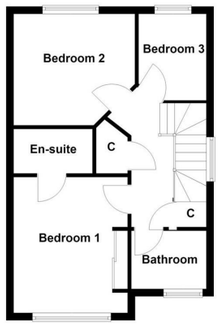
Bedroom Two
10'02 min x 9'04

Bedroom Three
10'02 x 7'05

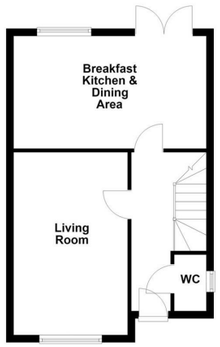
En-Suite
3'11 x 7

Bathroom
6'07 x 5'06

First Floor



Ground Floor





Elizabeth Close, Countesthorpe, Leicester LE8 5UY

£295,000

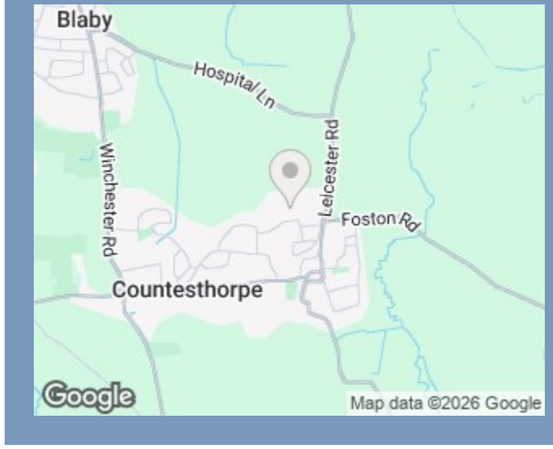
FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased 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.

The Story Begins

- Stunning Three-Bedroom Semi-Detached Home
- Lovingly Maintained Throughout With Modern Decor
- Spacious Living Room Perfect For Relaxing And Entertaining
- Modern Breakfast Kitchen With Integrated Appliances
- French Doors Leading To The Rear Garden
- Three Generous Double Bedrooms With Built-In Wardrobes And En-Suite In Bedroom One
- Family Bathroom And Useful Landing Storage
- Rear Garden With Patio, Lawn And Off-Road Parking
- Freehold
- Energy Rating C - TBC Council Tax Band - 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

Welcome to this stunning semi-detached home, lovingly maintained by the current owner and now ready to welcome its next chapter. Offering spacious and versatile accommodation throughout, this fantastic property is ideal for families and those looking for a modern home to move into.
Upon entering, the welcoming entrance hallway provides access to the main living accommodation. The spacious living room is positioned to the left and offers ample space for multiple sofas, making it the perfect place to relax and entertain.
The impressive breakfast kitchen features a range of fitted wall and base units with contrasting worktops, complemented by a selection of integrated appliances including an oven, fridge freezer, dishwasher, gas hob and extractor. There is also plumbing for a washing machine. The generous layout provides plenty of room for a family dining table, while a breakfast bar offers additional seating. French doors open directly onto the rear garden, while a window provides pleasant views over the garden. On the ground floor there is also a useful WC.
Upstairs, the property offers three well-proportioned double bedrooms. Bedroom One benefits from built-in wardrobes and a private en-suite shower room, complete with walk-in shower, WC and wash hand basin. The remaining two bedrooms are served by the family bathroom, which features a bath with overhead shower, WC and wash hand basin. A useful storage cupboard on the landing provides additional practical storage space.
Outside, the rear garden is mainly laid to lawn with a patio area, creating an ideal space for outdoor dining, entertaining and relaxing during the warmer months. To the front, the property benefits from off-road parking.
We highly recommend an internal viewing to fully appreciate the space, presentation and fantastic features this lovely home has to offer.



