

# FLOOR PLAN

- DIMENSIONS**
- Porch
- Entrance Hall
- Lounge Diner  
26'5x12'2 (8.05mx3.71m)
- Kitchen  
11'5x8'4 (3.48mx2.54m)
- Home Office/Sitting Room  
11'3x10'8 (3.43mx3.25m)
- Downstairs Cloakroom
- Landing
- Bedroom One  
13'6x10'3 (4.11mx3.12m)
- Bedroom Two  
11'8x10'1 (3.56mx3.07m)
- Bedroom Three  
9'8x7'5 (2.95mx2.26m)
- Bathroom  
8'5x8 (2.57mx2.44m)



**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 22a Cross Street, Enderby, LE19 4NJ  
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

24 Beechings Close, Countesthorpe, LE8 5PA  
**Offers Over £365,000**

## OVERVIEW

- Stunning Link Detached Family Home
- Cul De Sac & Village Location
- Porch & Entrance Hall
- Lounge Diner & Kitchen
- Dining Room & Downstairs Cloakroom
- Three Bedrooms & Family Bathroom
- Driveway & Garage
- Beautiful Garden With Open Views
- Viewing Is A Must
- EER - C, Freehold, Tax - C

## LOCATION LOCATION....

Beechings Close in Countesthorpe is a peaceful and well-loved spot that offers a wonderful balance of village charm and everyday convenience. Families are well served by highly regarded schools, including Countesthorpe Academy and Greenfield Primary, both known for their supportive environments. The village enjoys an abundance of green space, with local parks and nearby countryside walks providing plenty of opportunities for fresh air, dog walking and family outings. Countesthorpe's vibrant centre is just a short stroll away, offering a mix of independent shops, cosy cafés, a popular bakery, pubs and essential services, giving the area a warm and community-focused feel. Transport links are excellent, with regular bus routes into Leicester, easy road access to the M1 and M69, and nearby South Wigston and Narborough train stations offering connections further afield. With its friendly atmosphere, strong local amenities, good schools and welcoming community spirit, Beechings Close is an ideal place to call home.



## THE INSIDE STORY

This stunning family home is beautifully presented throughout & perfectly positioned on a peaceful cul de sac in a popular village, offering spacious & versatile accommodation ideal for modern living. A welcoming porch opens into the entrance hall, setting the tone for the warmth & charm that flows through every room. The elegant lounge diner provides a wonderful open-plan space, perfect for both relaxing & entertaining. The lounge area features a striking fireplace & a lovely bay window that floods the room with natural light, creating a cosy yet refined setting. The dining area offers ample space for a family table & chairs, with patio doors that open directly into the garden—making indoor-outdoor living effortless during the warmer months. The beautiful kitchen is a real showstopper, fitted with classic shaker-style units, solid wood work surfaces, and high-quality integrated appliances including a eye-level double oven, hob with extractor & plumbing for both a washing machine & dishwasher. Designed with both practicality and style in mind, it's the perfect space for home cooking & entertaining. A fabulous addition to this home is the versatile home office or sitting room, which could easily be transformed into a playroom, snug, or hobby space depending on your family's needs. With elegant French doors opening onto the garden, this room enjoys plenty of natural light & offers a wonderful sense of flexibility. A convenient downstairs cloakroom completes the ground floor. Upstairs, the landing leads to three bedrooms, each beautifully decorated & offering a peaceful retreat. The family bathroom is stylishly finished, providing a calm space to unwind at the end of the day. Outside, this home continues to impress with a private driveway & garage, while the landscaped rear garden is a true haven—featuring flowered borders, multiple patio areas perfect for dining or relaxing & lovely open views beyond.

