

## Room Sizes

### Porch

10'9 x 2'1

### Living Area

15'9 x 12'1

### Dining Area

9'4 x 9'1

### Bedroom Four/ Playroom

9'2 x 15'3

### Kitchen

9'5 x 10'6

### WC

3 x 5'5

### Bedroom One

11'8 x 12'10

### Bedroom Two

11'9 x 8'9

### Bedroom Three

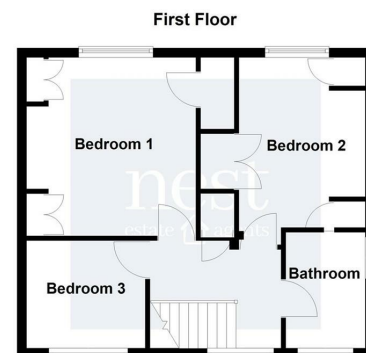
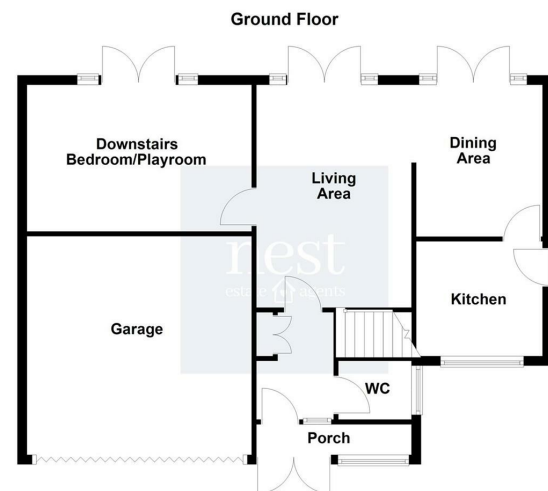
7'9 x 6'9

### Bathroom

8 x 5'6

### Double Garage

15'7 x 16'03



**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.

Fir Tree Avenue, Countesthorpe, Leicester LE8 5TH

Offers Over £375,000

# The Story Begins

- Detached Home Positioned In A Cul de Sac Offered For Sale With No Upward Chain
- Entrance Porch & Hallway
- Downstairs WC
- Living & Dining Area
- Bedroom Four / Playroom
- Fitted Kitchen
- Three Bedrooms To The First Floor & Bathroom
- Extensive Enclosed Garden
- Off Road Parking & Double Garage
- Freehold EPC - C Council Tax Band - D - Guide Price £375,000 - £385,000

# Location Is Everything

This great property is situated in the very popular village of Countesthorpe which has many amenities to offer. It has a good range of local shops for day to day living, bakery, hairdressers, library, health centre, garden centre, restaurant, public houses. Educationally there are reputable schools: Greenfield Primary School and Countesthorpe Academy. 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

Welcome to this superb family home. On entering, through a porch, you are welcomed by an entrance hall which provides access to the main living areas, useful storage and a convenient ground-floor WC.

The generous living/dining room enjoys a bright, open-plan feel, with a subtle dividing wall creating clearly defined areas for relaxing and entertaining. Two sets of French doors and windows to the rear allow natural light to pour in, with the doors opening straight onto the rear garden to seamlessly connect indoor and outdoor living.

Just off the dining area, the fitted kitchen is bright and airy, offering ample worktop and cupboard space along with pleasant views to the front.

In addition, a separate versatile reception room sits off the main living space, providing flexibility for use as a study, playroom, second sitting room or additional bedroom. This also benefits from French doors to the garden, making it ideal for family life and hosting guests.

Upstairs, there are three bedrooms, two well-proportioned bedrooms, both with fitted wardrobes and additional built-in storage. A good-sized single bedroom offers flexibility as a child's room, guest bedroom or home office. The family bathroom is fitted with a bath and shower over, wash basin and WC.

Outside, the rear garden has a sunny south facing aspect throughout the day and features a combination of patio and lawn, creating a versatile space for dining and play. To the front, a generous driveway provides ample off-road parking, complemented by a double garage for added practicality. The property also offers excellent potential for future extension, including the possibility of extending above the garage and reception room (subject to the necessary planning consents).

A wonderful family home, call nest for an early viewing. Guide Price £375,000 - £385,000

