

## Room Sizes

### Entrance Hallway

### Downstairs Shower Room

6'4 x 5'9

### Study / Playroom

16'2 x 7'4

### Living Room

15'8 x 12'2

### Dining Area

9'4 x 9'3

### Kitchen

10'4 x 9'3

### Garden Room

### First Floor Landing

### Bedroom One

12'1 x 12'1

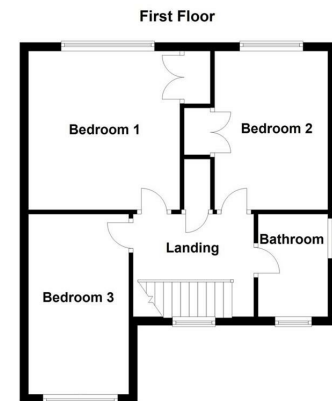
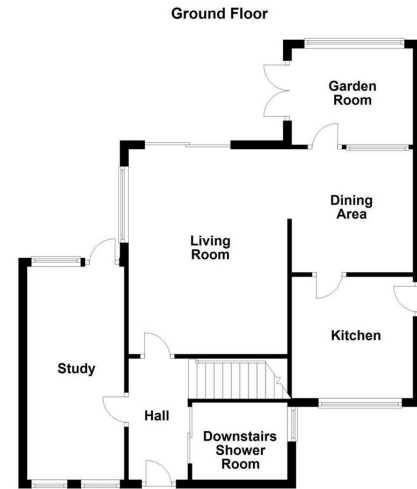
### Bedroom Two

11'2 x 8'8

### Bedroom Three

13'9 x 8'8

### Family Bathroom



Bute Way, Countesthorpe, Leicester LE8 5TX

£320,000

**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

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**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

- Extended Detached House
- Cul-De-Sac Location
- Entrance Hall & Downstairs Shower Room
- Study / 4th Bedroom & Living Room
- Dining Area, Kitchen & Garden Room
- First Floor Landing & Bathroom
- Three Well Proportioned Bedrooms
- Driveway To The Front
- Enclosed Rear Garden
- Energy Rating D, Council Tax Band C & Freehold

# 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

This extended detached family home proudly stands within a Cul-De-Sac location and presents an excellent opportunity for those seeking a spacious and versatile living environment. With three well-proportioned bedrooms, this property is ideal for families or those looking for extra space.

Upon entering, you are greeted by a welcoming hallway that leads to a convenient downstairs shower room, perfect for guests or busy family life. The property boasts a versatile study or playroom, providing a dedicated space for work or leisure or even as an optional fourth bedroom. The living room is a highlight, featuring a sliding door that opens directly to the garden, allowing for a seamless flow between indoor and outdoor living. Adjacent to the living area is a dining space and garden room, perfect for enjoying meals or relaxing with family.

The fitted kitchen is equipped with an oven, hob, and extractor, making it a functional space for culinary enthusiasts. The first floor landing leads to a family bathroom, complete with a white three-piece suite, and three generously sized bedrooms that offer ample storage and comfort.

Outside, the property features a driveway at the front, providing convenient off-road parking. The rear garden is a delightful retreat, featuring a well-maintained lawn, a patio area for outdoor dining or entertaining, and a garden shed for additional storage.

This home not only offers comfortable living but also presents potential for further improvement, allowing you to personalise it to your taste. With its desirable location and spacious layout, this property is a must-see for anyone looking to settle in Countesthorpe.

