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ESTATE AGENTS

Room Sizes

Hallway

Breakfast Kitchen & Living Area

12'06 max x 28'01 max

Bedroom One

9'09 x 14'09

Bedroom Two

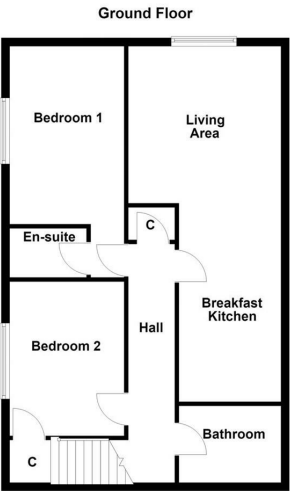
9'09 x 11'06

En-Suite

6'05 x 3'10

Bathroom

8'07 x 6



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.

Regent Road, Countesthorpe, Leicester LE8 5RF

£189,950

The Story Begins

- Beautifully Renovated First Floor Apartment
- Spacious Open Plan Living Room And Breakfast Kitchen
- Modern Kitchen With Integrated Appliances And Breakfast Bar
- Principal Bedroom With Contemporary En-Suite Shower Room
- Generous Second Double Bedroom With Built-In Storage
- Stylish Family Bathroom With Skylight
- Excellent Storage Throughout Including Hallway Cupboard
- Two Allocated Parking Spaces And Shared Enclosed Outdoor Area
- Leasehold
- EPC - C Council Tax Band - B

Location Is Everything

This fantastic property is situated in the highly sought-after village of Countesthorpe, offering an excellent range of amenities for everyday living. The village boasts a variety of local shops, a bakery, hairdressers, a library, health centre, garden centre, restaurants and traditional public houses.

Families are well catered for with reputable local schools, including Greenfield Primary School and Countesthorpe Academy. The village also benefits from a regular bus service to Leicester city centre, excellent access to the motorway network and is conveniently located close to Fosse Shopping Park, making it an ideal location for commuters and families alike.



Inside Story

Welcome to this beautifully renovated first floor apartment, finished to a high standard by the current owners and offering stylish, modern living throughout. Accessed via a welcoming entrance hall with stairs leading to the first floor, the property immediately impresses with its bright and spacious layout. The generous living room provides the perfect space to relax and entertain, with an open-plan design flowing seamlessly into the contemporary breakfast kitchen. The modern kitchen is fitted with a range of wall and base units and benefits from an integrated oven, induction hob, integrated fridge freezer and dishwasher, alongside ample cupboard space. A skylight floods the room with natural light, while the breakfast bar offers the ideal spot for casual dining. The impressive principal bedroom is tastefully decorated and features a modern en-suite shower room, adding both comfort and convenience. The second bedroom is also a well-proportioned double and benefits from a built-in storage cupboard. Completing the accommodation is a spacious family bathroom comprising a bath with overhead shower, wash hand basin and WC. A further skylight enhances the room with an abundance of natural light, while an additional storage cupboard off the hallway provides excellent practical storage. Externally, the property benefits from two allocated parking spaces and a shared enclosed outdoor area, enjoyed with just one neighboring apartment. This beautifully presented apartment is ideal for first-time buyers, professionals or those looking to downsize, offering modern, low-maintenance living in a move-in-ready home.

