

1a Lutterworth Road Blaby, Leicester, LE9 1RG

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www.nestestateagents.co.uk

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ESTATE AGENTS

Room Sizes

Entrance Hall

5'06 x 6'08

Lounge

14 x 12'02

Living Dining Room

22'11 x 10

Breakfast Kitchen

9'01 x 15'05

Utility

11'08 x 8'01

WC

Bedroom One

16 max x 16'11 max

Bedroom Two

11 x 9

Bedroom Three

9 x 9

Bathroom

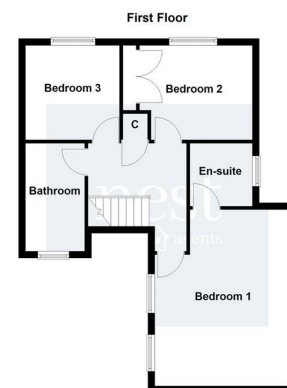
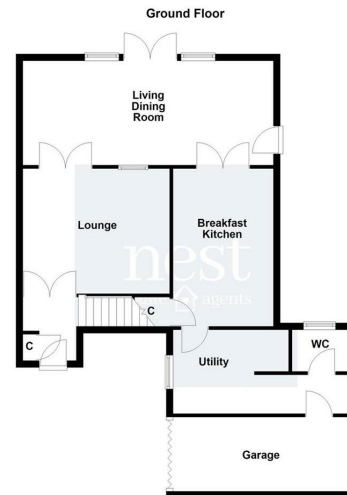
10 x 5'09

En-Suite

6 x 6

Garage

16 x 8'08



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.

Scalborough Close, Countesthorpe, Leicester LE8 5XH

£339,950

The Story Begins

- Beautiful Extended Semi-Detached Home
- Deceptive Accommodation
- Generous Garden With Hot Tub
- Entrance Hall & Lounge
- Fabulous Family Room With Doors To The Garden
- Breakfast Kitchen, Utility Rom & WC
- First Floor Landing & Family Bathroom
- Three Double Bedrooms & En-Suite Shower Room
- Driveway & Garage
- Freehold, Awaiting Energy Rating, Council Tax Band C

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 fabulous semi-detached family home is situated in a popular location. Occupying a desirable corner position, this impressive property is a true “tardis”, offering exceptionally well-proportioned accommodation throughout, making it an ideal choice for modern family living.

Upon entering you are immediately greeted by tasteful décor, which continues seamlessly throughout the home. The living room is a cosy yet elegant space, featuring wood-effect flooring and double doors leading through to the family room.

This outstanding additional reception space is a real highlight of the home, boasting anthracite PVC glazing, a vaulted ceiling with Velux windows, and Karndean herringbone flooring. The current owners have thoughtfully created a dining area at one end and a relaxed living space at the other. French doors with glazed panels to either side provide a seamless connection to the rear garden, enhancing light and space.

The kitchen is fitted with a range of white wall and base units, complemented by a breakfast bar. There is an integrated oven, hob and extractor fan, along with space for additional appliances. Adjacent is a highly practical utility room with cloak storage, a separate WC, and a courtesy door providing access to the garage.

To the first floor, there are three bedrooms. The principal bedroom is a superb size, benefiting from ample wardrobes and a modern en-suite shower room. The second and third bedrooms are both excellent double rooms, with bedroom two also featuring fitted wardrobes. The family bathroom is fitted with a white suite.

Externally, to the front there is a driveway and access to the garage. The rear garden is a particular feature of the home, having been thoughtfully designed for ease of maintenance while still offering a wonderful outdoor space. It includes a patio area ideal for outdoor dining and entertaining, a timber gazebo housing a hot tub that is included in the sale, raised planters, and a garden shed.

