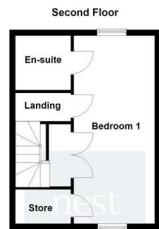
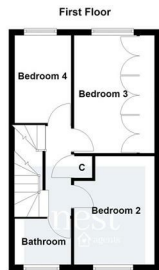
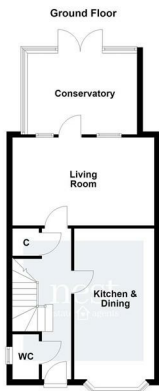


1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk



Room Sizes

- Entrance Hallway**
- Kitchen & Dining**
17 x 9'03
- Living Room**
15'11 x 9'11
- Conservatory**
11'10 x 9'06
- WC**
3 x 5'06
- Bedroom One**
21 x 9'07
- Bedroom Two**
12'04 x 9'04
- Bedroom Three**
7'04 min x 13'08
- Bedroom Four**
6'03 x 9'11
- Bathroom**
6'04 x 5'07
- En-Suite**
6'03 x 6'08
- Detached Garage**
19'07 x 9'05



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.

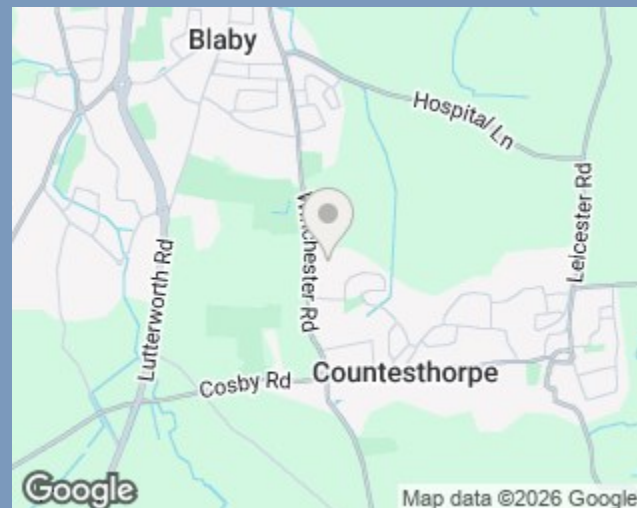
Clarke Crescent, Countesthorpe, Leicester LE8 5XT
£330,000

The Story Begins

- Beautifully Presented Four Bedroom Detached Family Home
- Spacious Kitchen/Diner With Integrated Appliances
- Cosy Living Room Finished In Neutral Décor
- Versatile Conservatory To Suit Your Needs
- Spacious Principal Bedroom With Fitted Wardrobes And En-Suite Shower Room
- Three Further Well-Proportioned Bedrooms
- Modern Family Bathroom And Convenient Downstairs WC
- Generous Rear Garden With Patio Area,
- Detached Garage And Off-Road Parking
- Freehold EPC - TBC Council Tax Band - C

Location Is Everything

This fantastic property is located in the highly sought-after village of Countesthorpe, which offers a wide range of local amenities, ideal for day-to-day living. The village features a variety of shops, a bakery, hairdressers, library, health centre, garden centre, restaurants, and public houses — all contributing to a strong sense of community. Families are well served educationally, with reputable schools nearby including Greenfield Primary School and Countesthorpe Academy. Countesthorpe benefits from excellent transport links, with a regular bus service into Leicester city centre, as well as easy access to motorway networks and Fosse Park shopping centre.



Inside Story

Be first to view this beautifully presented home, lovingly maintained by its current owner and ready to welcome its next owners.

Upon entering, you are greeted by a spacious and inviting hallway, with a convenient downstairs WC . The stylish kitchen/diner is fitted with an attractive range of wall and base units complemented by contrasting worktops. It also benefits from a range of integrated appliances, including a fridge/freezer, dishwasher, integrated oven with gas hob and extractor hood, while still offering ample space for a family dining table.

The living room is tastefully decorated in neutral tones, creating the perfect blank canvas for new owners to make their own. To the rear, the conservatory provides a versatile additional reception space, ideal for use as a playroom, home office, dining area or second sitting room.

The first floor offers three well-proportioned bedrooms, with bedroom three benefiting from a full wall of built-in wardrobes, providing excellent storage. Completing this floor is a modern family bathroom fitted with a bath and overhead shower, wash hand basin and WC.

Occupying the entire second floor is the impressive principal bedroom, offering a spacious area with built-in wardrobes and additional fitted storage. The room also benefits from a contemporary en-suite shower room comprising a walk-in shower, wash hand basin and WC.

Externally, the rear garden features a patio seating area alongside a generous lawn, creating an ideal space for relaxing or entertaining. The detached garage can be accessed from both the garden and the front of the property, while the driveway provides off-road parking.

This wonderful home offers flexible living accommodation throughout and is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this fantastic property has to offer. Call nest estate agents for any extra information or to arrange a viewing.

