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ESTATE AGENTS

Room Sizes

Entrance Hallway

Downstairs WC

Living Room

18'3 x 12'2

Dining Kitchen

15'6 x 10'11

First Floor Landing

Family Bathroom

Bedroom One

11'1 x 8'3

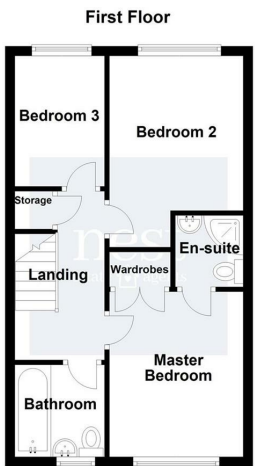
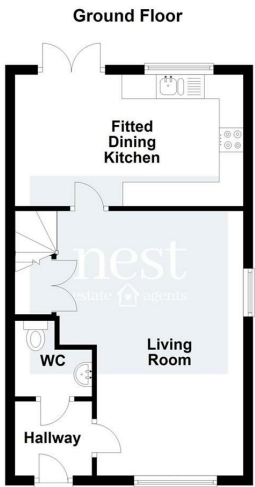
En-Suite

Bedroom Two

12'8 max x 8'3

Bedroom Three

8,1 x 6'10



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.

Poppy Close, Countesthorpe, Leicester LE8 5XY

£265,000

The Story Begins

- Modern Semi Detached Family Home
- Immaculely Presented Throughout
- Entrance Hallway & Living Room
- Beautiful Dining Kitchen
- Three Bedrooms
- Family Bathroom & En-Suite Shower Room
- Driveway For Approximately Two Vehicles
- Well Maintained Rear Garden
- Energy Rating B
- Council Tax Band B & Freehold

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

Situated in the highly sought-after area of Countesthorpe, this immaculately presented three-bedroom semi-detached home offers stylish living and is ready to move straight into. An internal viewing is essential to truly appreciate the quality and condition on offer.

On approach, the property boasts a neat frontage with decorative gravel and a driveway providing off-road parking for approximately two vehicles.

Upon entering, you are welcomed into a bright hallway that immediately reflects the high standard of décor found throughout the home. From here, there is access to a convenient downstairs WC.

The living room is a spacious and inviting area, enhanced by dual-aspect windows that flood the space with natural light. Stretching across the rear of the home is a contemporary open-plan dining kitchen, featuring French doors that open out to the garden—perfect for entertaining or enjoying family time. The kitchen itself is fitted with a range of stylish cream gloss wall and base units, complemented by wood-effect work surfaces, a sink drainer, and metro tiled splashbacks. Integrated appliances include an oven, hob with extractor fan, dishwasher, and fridge freezer. There is also plumbing in place for a washing machine.

Upstairs, the first floor offers three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes and a recently refitted en-suite shower room, adding a touch of luxury. The remaining two bedrooms are served by the main family bathroom, which includes a modern three-piece suite.

The rear garden is a well-maintained outdoor space, featuring a patio area ideal for alfresco dining, a lawned area for children or pets, and a timber shed for additional storage.

This is a truly superb home that combines comfort, convenience, and style in equal measure—perfect for families or professionals alike.

