

## Room Sizes

### Entrance Porch

### Sitting Room

10'7"x24'7"

### Lounge

15'8"x11'3"

### Kitchen

20'0"x10'9"

### Dining Room

9'8"x9'6"

### Study/Bedroom Four

11'1"x8'1"

### Downstairs WC

### Utility Room

### Bedroom One

11'11"x13'6"

### Bedroom Two

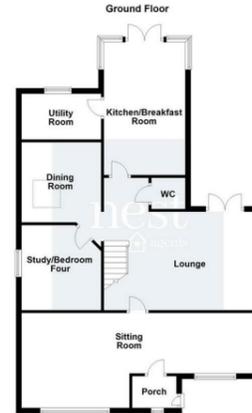
10'9"x10'7"

### Bedroom Three

10'4"x8'3"

### Bathroom

8'2"x7'2"



**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.

Poplar Avenue, Countesthorpe, Leicester LE8 5SP

Offers Over £485,000

# The Story Begins

- Unique Detached Cottage In A Private Cul De Sac Position
- Character & Charm Throughout
- Sitting Room & Lounge With Feature Fire
- Kitchen With Separate Dining Room
- Utility Room & WC
- Study/Bedroom Four
- Three Well Proportioned Bedrooms
- Family Bathroom
- NO CHAIN
- Energy Rating E, Freehold & Council Tax Band E

# 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

This exceptional detached cottage, full of original character and charm, is tucked away in a private cul-de-sac and must be viewed internally to fully appreciate the accommodation and craftsmanship on offer.

Upon entering through the porch, you are welcomed into a bright and airy sitting room, with front-facing windows that allow natural light to pour in. The feature multi-fuel burner adds warmth and ambience, making this a perfect space to relax and enjoy quality time with family, especially during the winter months.

The cottage-style kitchen is beautifully presented with cream Shaker-style wall and base units, solid oak worktops, and an exposed brick splashback. It also features a range cooker, a ceramic sink with mixer tap, and a pantry for extra storage. There's ample space for a breakfast table, ideal for informal dining.

A separate utility room provides additional wall and base units, plumbing for appliances, and a convenient downstairs WC – a practical addition to any family home.

The formal dining room offers generous space for entertaining and hosting family meals, while the study provides flexibility and could be easily adapted into a fourth bedroom if desired.

Upstairs, the property boasts three well-proportioned bedrooms. Two are spacious doubles, with the main bedroom offering built-in wardrobes. The third bedroom is a good-sized single, also featuring built-in storage.

The impressive family bathroom is fitted with a stylish four-piece suite, including a low-level WC, wash hand basin, separate shower, and a roll-top bath with central taps and handheld shower.

The rear garden is a true highlight, offering a high degree of privacy thanks to mature trees and shrubs. An impressive summer house enhances the space, complete with a bar/lounge area, WC, and a bedroom – ideal for guests, a home office, or additional entertaining space.

To the front, a spacious driveway provides off-road parking for several vehicles.

