22a Cross Street, Enderby LE19 4NJ
Telephone: 0116 286 9700 • Email: sales@nestegg-properties.co.uk
www.nestegg-properties.co.uk

NESTEGG PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance Hall

Kitchen
11'10 x 7'11 (3.61m x 2.41m)

Lounge Diner
24'11 (max) x 12'1 (max) (7.59m (max) x 3.68m (max))

Playroom/Utility
11'3 x 9'8 (3.43m x 2.95m)

Bedroom One
13'0 x 10'10 (3.96m x 3.30m)

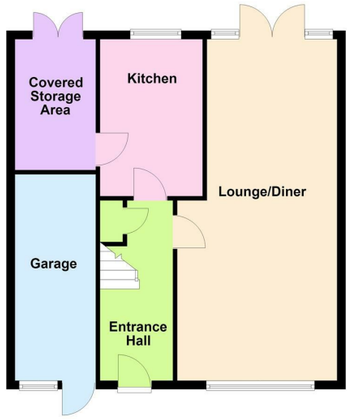
Bedroom Two
11'7 x 10'1 (3.53m x 3.07m)

Bedroom Three
9'11 x 7'7 (3.02m x 2.31m)

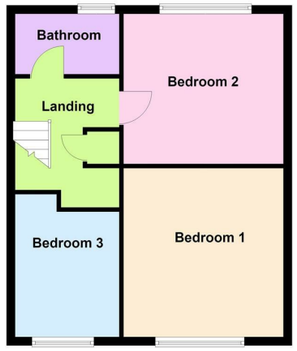
Family Bathroom

Garage

Ground Floor



First Floor



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 22a Cross Street, Enderby, LE19 4NJ
Telephone: 0116286 9700 • Email: sales@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS 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 2811 300 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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

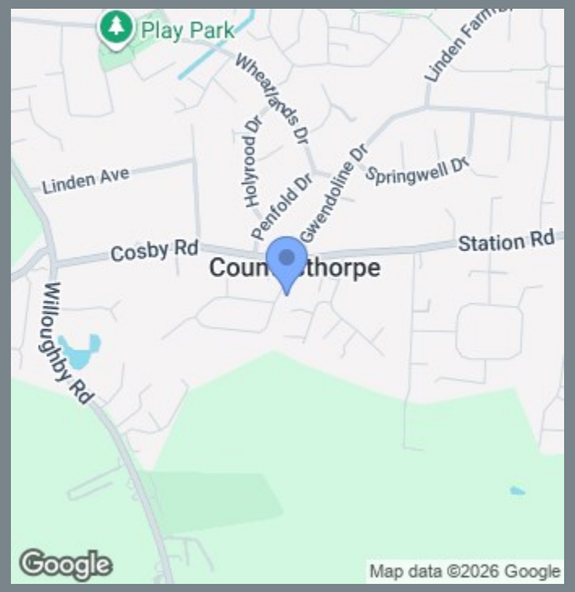
12 Maurice Drive, Countesthorpe, LE8 5PH

Offers Over £250,000

OVERVIEW

- Three Bedroom Semi Detached Family Home
- Modern Lounge Diner With French Doors Into The Garden
- Fitted Kitchen
- Play Room
- Family Bathroom
- New Boiler Fitted September 2026
- Enclosed Rear Garden
- Driveway And Garage
- Sought After Village Location
- EER Rating - D, Council Tax Band C, Freehold

LOCATION LOCATION....



THE INSIDE STORY

Welcome to this charming semi-detached house located on Maurice Drive in the sought-after village of Countesthorpe, Leicester. Built in 1970, this property offers great living accommodation over two floors for modern living, making it an ideal family home.
As you enter, you are greeted by a good-sized entrance hall that sets the tone for the rest of this property. There are doors to your downstairs living with stairs rising to the first floor. The layout includes three well-proportioned bedrooms, providing ample space for family living or guests.
The lounge diner is a lovely light and airy room offering space to relax after a long day, with ample room for a table and chairs to enjoy family meals and entertaining. The fitted kitchen has an array of wall and base units, with a door into the versatile playroom, which can also serve as a utility room, offering practicality and convenience for everyday life.
There are three well-proportioned bedrooms, two doubles and a good size single offering ample space for family living or guests.
The bathroom is thoughtfully designed, featuring a bath with a shower over, a wash hand basin, and a WC, ensuring all your needs are met in a comfortable setting.
Step outside to discover a mature garden that is perfect for relaxation and outdoor activities. The paved patio area provides an excellent space for al fresco dining or enjoying a quiet moment in the sun, surrounded by the beauty of nature.
To the front is a driveway offering parking and a garage.
This property is situated in a desirable village location, offering a peaceful atmosphere while still being within easy reach of local amenities and transport links. Whether you are looking for a family home or a tranquil retreat, this semi-detached house on Maurice Drive is sure to impress.