

FLOOR PLAN

DIMENSIONS

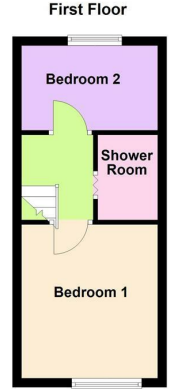
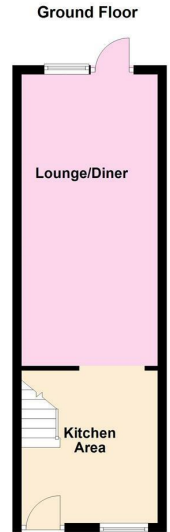
Kitchen Area
9'9 x 11'12 (2.97m x 3.35m)

Lounge/Dining Area
10'13 x 21'36 max (3.05m x 6.40m max)

Bedroom One
10'06 x 11'15 (3.05m x 3.35m)

Bedroom Two
9'86 x 9'86 (2.74m x 2.74m)

Shower Room



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/
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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.

35 Leicester Road, Countesthorpe, LE8 5QU

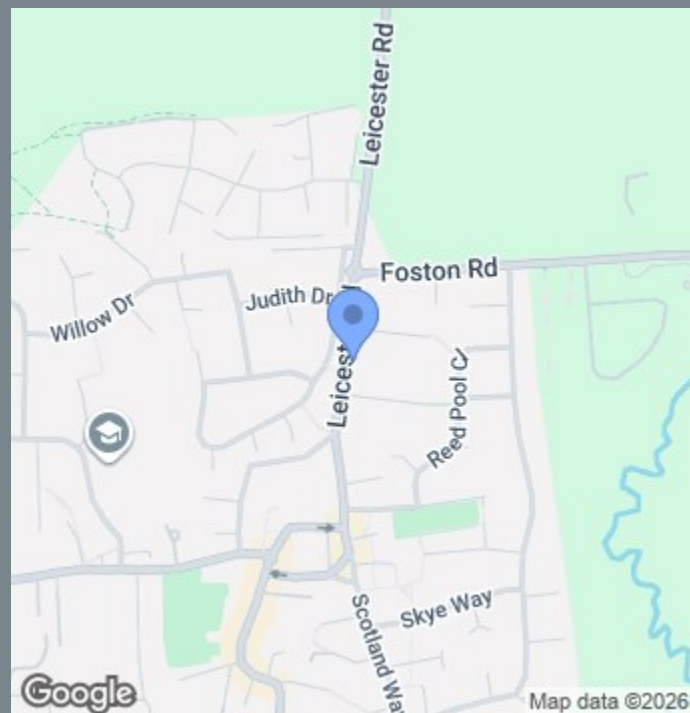
£220,000

OVERVIEW

- Delightful Terraced Home
- Ideal First Time Purchase or Investment Buy
- Off Road Parking
- Modern Open Plan Lounge Kitchen Dining Area
- Two Bedrooms
- Modern Shower Room
- Rear Garden
- Council Tax Band A
- EPC rating C
- Viewing Highly Recommended

LOCATION LOCATION....

Countesthorpe is a well-established and sought-after village located approximately 6 miles south of Leicester city centre, offering an attractive balance of rural charm and modern convenience. It has a good range of local shops for day to day living, a post office, bakery, hairdressers, library, health centre, garden centre, restaurant, public houses. There are schools from Primary age to Secondary school and a wealth of local sports clubs. Countesthorpe is on a regular bus route into the city and has good links to the motorway networks and Fosse shopping park.



THE INSIDE STORY

This two bedroom terraced property is offered for sale in the popular village of Countesthorpe, offering nicely presented accommodation over two floors, perfect for first-time buyers looking to buy their first home or anyone downsizing. This charming home boasts the added benefit of off-road parking, a real bonus for this style of property.

Through the front door into the stylish modern fitted kitchen which has an array of wall and base units, space for a fridge freezer, cooker and plumbing for a washing machine. The bright and spacious lounge/dining area is ideal for both relaxing after a long day or entertaining family and friends.

To the first floor are two well-proportioned double bedrooms and a sleek, contemporary shower room, all finished to a good standard throughout. Externally, the property enjoys a private rear garden, providing the perfect space for outdoor dining, entertaining, or simply unwinding in the warmer coming months.

Early viewing is highly recommended to appreciate all this home has to offer.

