

## Room Sizes

### Entrance Hallway

### Downstairs WC

4'4 x 3'6

### Living Room

14'6 x 12'4

### Dining Kitchen

20'4 x 11'5

### Family Room

10'3 x 9'5

### Utility Room

8'2 x 4'8

### Study

10'1 x 7'2

### Storage Garage

7'7 x 5'5

### First Floor Landing

### Bedroom One

12'9 x 12'8

### En-Suite

6 x 4'3

### Bedroom Two

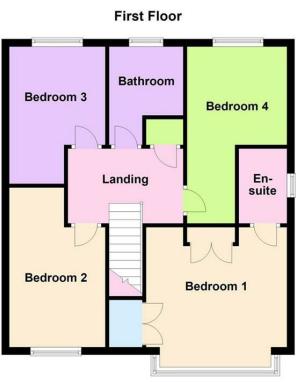
11'7 x 8'1

### Bedroom Three

10 x 8

### Bedroom Four

9'4 x 8'6 min



**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](mailto:sara@nestestateagents.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://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.

Ludlam Close, Countesthorpe, Leicester LE8 5BY

£425,000

# The Story Begins

- Stunning & Extended Detached Family Home
- Show Home Condition Throughout
- Paved Driveway & Storage Garage
- Pretty, Non Overlooked Rear Garden
- Entrance Hallway & Downstairs WC
- Separate Living Room & Study
- Fabulous Dining Kitchen With Family Area & Utility Room
- Four Bedrooms, Family Bathroom & En-Suite
- Energy Rating C
- Council Tax Band D & Freehold

# Location Is Everything

This great property is situated in the very popular village of Countesthorpe which has many amenities to offer. 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. Educationally there are reputable schools: Greenfield Primary School and Countesthorpe Academy. Countesthorpe is on a regular serviced bus route into the city and has good links to the motorway networks and Fosse shopping park.



# Inside Story

Positioned within Ludlam Close in the sought after area of Countesthorpe, this exquisite detached house boasts four bedrooms, offering ample space for a growing family or those who love to entertain. Step inside this extended home, meticulously maintained to a show home condition, and be greeted by a spacious hallway leading to a separate living room ideal for cosy evenings, and a study perfect for working from home.

The heart of this property lies in its stunning dining kitchen, complete with stylish units and work surface with a central island and a family area that opens up to the outdoors through bi-fold doors, creating a seamless blend of indoor and outdoor living.

Upstairs, you'll find four well-appointed bedrooms, along with a modern family bathroom and a contemporary en-suite attached to the main bedroom, providing convenience and privacy for the residents.

Outside, the pretty and enclosed garden offers a serene retreat, not overlooked to the rear, ensuring peace and tranquillity for relaxing or hosting gatherings with friends and family on the patio area.

There is a paved driveway providing parking off road parking leading to a storage garage adding to the convenience. This property truly offers a perfect blend of modern living in a desirable location. Don't miss the opportunity to make this house your home in the heart of Leicester.

