

Room Sizes

Entrance Hall

3'4 x 10'9

Living Room

15'5 x 10'3

Kitchen

11'2 x 9'5 max

Dining Area

9'5 x 6'4

Bathroom

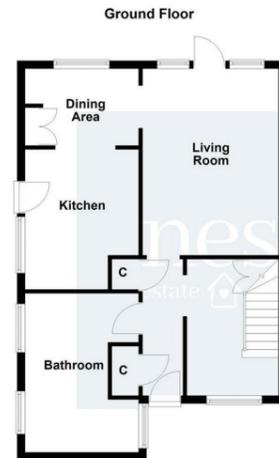
13'2 x 9'1

Bedroom One

8'7 x 14'7

Bedroom Two

9'8 x 11'6



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.

The Chestnuts, Countesthorpe, Leicester LE8 5TL

£252,000

The Story Begins

- Semi-Detached Dormer Bungalow
- Entrance Hallway
- Living Room
- Fitted Kitchen
- Dining Area
- Two Bedrooms
- Bathroom On Ground Floor
- Enclosed Garden
- Off Road Parking
- Freehold EPC - TBC Council Tax Band - C

Location Is Everything

Countesthorpe itself is a lovely place to live, which has many amenities to offer. It has a good range of local shops for day to day living, bakery, hairdressers, library, health centre, garden centre, restaurant, public houses. Educationally there are three reputable schools. 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

This semi-detached dormer bungalow offers well-proportioned accommodation and benefits from off-road parking and a garage. Ready to add your own stamp, call Sara and her team for more details.

Upon entering the property, you are welcomed by the entrance hallway which leads through to the living room. The living room enjoys access to the rear garden and is centered around a gas fireplace, creating a warm and inviting living space. The dining room overlooks the garden and benefits from useful built-in storage, making it a practical space for both dining and everyday family living.

The kitchen is fitted with a range of wall and base units and includes an integrated oven with gas hob above, along with space for a fridge freezer. Also located on the ground floor is the bathroom, which comprises a separate shower and bath, WC and wash hand basin.

Upstairs, the property offers two well-proportioned bedrooms, with one bedroom consisting of built in wardrobes.

Externally, the rear garden features a combination of lawn, patio and stoned areas, providing a pleasant outdoor space to relax or entertain. To the front of the property there is off-road parking along with a useful garage.

This home offers flexible accommodation and would be ideal for a range of buyers.

