

Room Sizes

Entrance Hall

Living & Dining Room

28'06 max x 18 max

Kitchen

11 x 15'03

Utility

7'02 x 4'10

Versatile Home Office

7 x 11'09

Bedroom One

10'08 x 10'09

Bedroom Two

7 x 15

Bedroom Three

10'04 x 9'04

Bedroom Four

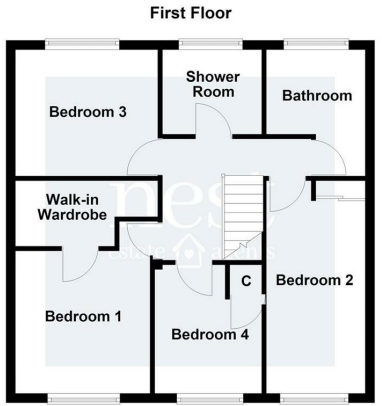
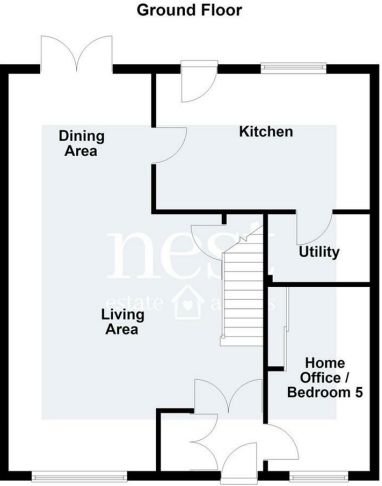
7 x 9'09

Shower Room

7'04 x 6'01

Bathroom

7'01 max x 8'1 max



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.

Gillam Butts, Countesthorpe, Leicester LE8 5PX

Offers Over £425,000

The Story Begins

- Stunning Fully Renovated Home With Stylish Contemporary Interiors
- Spacious Open-Plan Living And Dining Area With Log Burner
- Projector And Screen Plus Ample Space For Relaxing And Entertaining
- Newly Fitted Kitchen With Breakfast Bar And Integrated Appliances
- Converted Garage Offering Utility Room And Home Office / Bedroom Five
- Four Well-Proportioned Bedrooms With Principal Bedroom Walk-In Wardrobe
- Separate Bathroom And Shower Room
- Spacious Rear Garden
- Up To Three-Car Driveway And Electric Vehicle Charging Point
- Freehold EPC - TBC Council Tax Band - D

Location Is Everything

This fantastic property is situated in the highly sought-after village of Countesthorpe, offering an excellent range of amenities for everyday living. The village boasts a variety of local shops, a bakery, hairdressers, a library, health centre, garden centre, restaurants and traditional public houses.

Families are well catered for with reputable local schools, including Greenfield Primary School and Countesthorpe Academy. The village also benefits from a regular bus service to Leicester city centre, excellent access to the motorway network and is conveniently located close to Fosse Shopping Park, making it an ideal location for commuters and families alike.



Inside Story

FOR SALE WITH NO UPWARD CHAIN

Welcome to this stunning, fully renovated home, offering stylish and contemporary living throughout. Upon entering, you are welcomed by a hallway with useful built-in storage, perfect for keeping coats and shoes. Leading through the property is the impressive open-plan living and dining space. The living area features a stylish log burner, creating a cosy focal point, alongside a projector and screen which can be neatly tucked away when not in use. There is ample space for multiple sofas, making this a fantastic area for both relaxing and entertaining. The dining area comfortably accommodates a family-sized dining table, while French doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces. The newly fitted kitchen is both stylish and practical, featuring a range of wall and base units complemented by contrasting tiled flooring. A breakfast bar provides additional seating and preparation space, while integrated appliances include two ovens, an induction hob, dishwasher, fridge and freezer. There is an additional American fridge freezer, with a water and ice dispenser. The original garage has been cleverly converted to create a useful utility room, with plumbing and space for a washing machine and tumble dryer. To the front, the former garage area has been transformed into a versatile additional room, currently used as a home office but offering a range of possibilities. Moving upstairs, there are four well-proportioned bedrooms, with the principal bedroom benefiting from its own walk-in wardrobe. There is a separate bathroom and shower room, providing excellent facilities. Outside, the rear garden is mainly laid to lawn, with a patio area providing the perfect spot for outdoor seating, entertaining and enjoying the garden during the warmer months. To the front, a spacious driveway provides parking for up to three vehicles and benefits from an electric vehicle charging point.

