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

Porch

Hallway

Lounge
15'8 x 10'9 (4.78m x 3.28m)

Fitted Dining Kitchen
17'2 max x 9'7 (5.23m max x 2.92m)

Utility Room
13'1 x 6'6 (3.99m x 1.98m)

Storage Garage
9'6 x 6'6 (2.90m x 1.98m)

First Floor Landing
9'5 x 6'9 (2.87m x 2.06m)

Bedroom One
14'5 x 7'8 (4.39m x 2.34m)

Jack & Jill Ensuite
6'3 x 3'7 (1.91m x 1.09m)

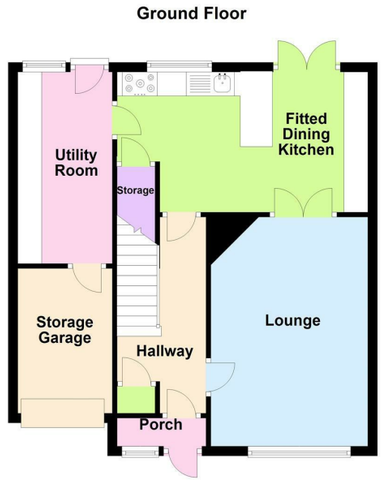
Bedroom Two
12'8 x 9'8 (3.86m x 2.95m)

Bedroom Three
10'8 x 8'6 (3.25m x 2.59m)

Bedroom Four
11'1 x 6'3 (3.38m x 1.91m)

Family Bathroom
7'1 x 5'5 (2.16m x 1.65m)

Log Cabin







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.

22 Spinney Avenue, Countesthorpe, Leicestershire, LE8 5RJ

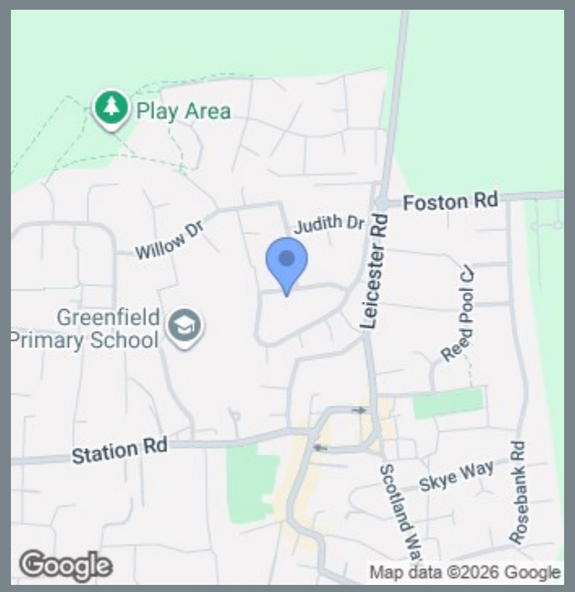
Offers Over £290,000

OVERVIEW

- Spacious Family Home
- Great Location
- Porch & Hallway
- Lounge & Utility
- Family Dining Kitchen
- Four Bedrooms & Bathroom
- Driveway & Garage Storage
- Landscaped Garden & Log Cabin
- Viewing Is Essential
- EER - C, Freehold, Tax Band -C

LOCATION LOCATION....

Spinney Avenue enjoys a lovely position within the ever-popular village of Countesthorpe, a thriving & welcoming community with plenty of everyday amenities close at hand. The village centre is within easy reach, offering Tesco & the Co-op alongside independent shops, cafés, takeaways, traditional pubs, a post office, medical facilities & other useful services, making day-to-day life wonderfully convenient. Families are particularly well catered for, with Greenfield Primary School close by, together with nursery provision & Countesthorpe Academy within the village. Countesthorpe has a real sense of community, with its village hall, library, sports clubs & local activities, while Willoughby Road Playing Fields, The Spinney & other open spaces provide plenty of room for children's play, leisurely walks, exercise or simply enjoying some fresh air. Surrounded by attractive Leicestershire countryside, there are also footpaths leading out towards neighbouring villages for those who enjoy walking & exploring. Regular bus services provide connections towards Wigston & Leicester, while road links make travelling to Blaby, Fosse Park, Leicester city centre, the M1 & M69 straightforward, with South Wigston railway station also within easy reach. Combining village charm, a friendly community, excellent amenities, schooling & green spaces, Spinney Avenue is a wonderful place to call home.











THE INSIDE STORY

Situated within a sought-after village location, this lovely family home offers spacious & beautifully presented accommodation, with four bedrooms, versatile living spaces & a fantastic low-maintenance garden designed for entertaining. A useful porch opens into the welcoming hallway before leading through to the lounge. Positioned to the front with a large window bringing in plenty of natural light, the room is finished with beautiful solid wood flooring & provides a warm, comfortable space to relax. Double doors open into the dining kitchen, allowing the two rooms to flow together when entertaining while still retaining the option for a separate cosy lounge. The dining kitchen forms the sociable heart of the home, fitted with a stylish range of grey wall & base units complemented by contrasting worktops. There is ample room for a family dining table, perfect for everyday meals, entertaining friends or gathering together at the end of the day. French doors open directly onto the garden, creating a wonderful connection with the outdoor space. A separate utility room provides valuable additional storage & laundry space. Upstairs are four well-proportioned bedrooms. The current owners use bedroom four as a dressing room, demonstrating the flexibility of the accommodation, while a Jack & Jill en suite connects bedrooms one & four. This arrangement could create a fabulous principal bedroom suite with its own dressing room or provide convenient facilities for two separate bedrooms. A modern family bathroom completes the first floor. Outside, a block-paved driveway provides ample off-road parking, while the rear garden has been designed for maximum enjoyment with minimal upkeep. A patio is perfect for summer dining, complemented by artificial lawn & a fantastic log cabin currently providing a brilliant bar/entertaining space, which could equally become a home office, gym, hobby room or peaceful garden retreat.







