

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

www.nestestateagents.co.uk

nest
ESTATE AGENTS

Room Sizes

Porch

4'05 x 2'09

Kitchen

8'08 x 9'01

Living Room

13'3 max x 18'07

Bedroom One

11'11 x 10'03

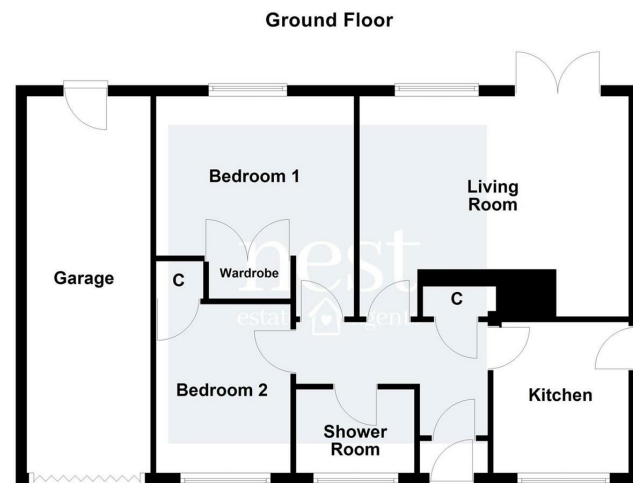
Bedroom Two

8'03 x 9'01

Shower Room

7'09 x 5'05

Garage



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

FREE PROPERTY VALUATION 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 2772277 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 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.

Menecy Close, Countesthorpe, Leicester LE8 5WR

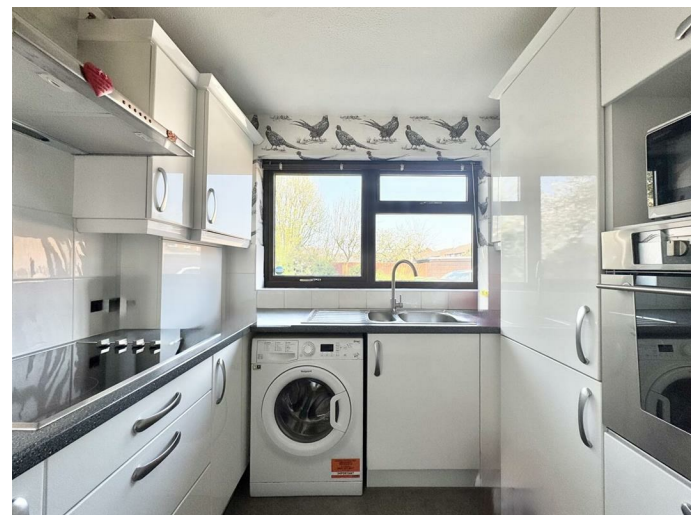
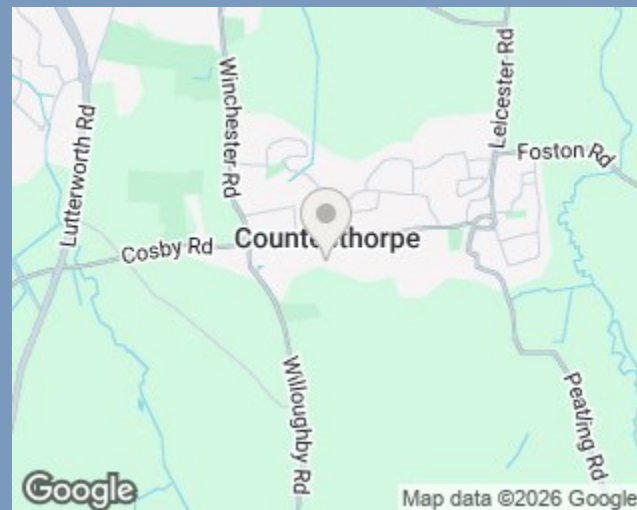
Offers Over £260,000

The Story Begins

- Beautiful Bungalow
- Entrance Porch To Hallway
- Fitted Kitchen
- Bright Living Room
- Two Bedrooms With Storage Space
- Shower Room
- Spacious And Enclosed Garden
- Garage Space
- Off Road Parking
- Freehold EPC Rating- C Council Tax Band - C

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, 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

On Menecy Close, Countesthorpe, this delightful link-detached bungalow offers a perfect blend of comfort and practicality. As you step through the entrance porch, you are welcomed into a bright and airy hallway that sets the tone for the rest of the home.

The fitted kitchen is both functional and inviting, providing easy access to the side of the bungalow, making it ideal for everyday living. The spacious living area is a true highlight, featuring French doors that open up to the expansive garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living.

This bungalow boasts two generously sized bedrooms, each thoughtfully designed with ample storage space to meet your needs. The shared shower room is practical and well-appointed, ensuring convenience for all residents.

The garden is a standout feature, being both enclosed and remarkably spacious, offering a perfect retreat for relaxation or entertaining guests. Additionally, the property includes a garage for extra storage and provides plenty of off-road parking, making it an ideal choice for families or those who enjoy having visitors.

This bungalow presents an excellent opportunity for those seeking a comfortable and practical home in a peaceful setting. With its spacious living areas, generous bedrooms, and delightful garden, it is sure to appeal to a wide range of buyers.

Flooding Disclosure:

The property experienced flooding on 6th January 2025. All necessary drying and remedial works have since been fully completed, and the property has been professionally restored to its current condition.

