

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hallway

#### Lounge

16'2 x 11'1 (4.93m x 3.38m)

#### Dining Kitchen

16'1 x 9'7 (4.90m x 2.92m)

#### Utility

#### Downstairs Cloakroom

#### Landing

#### Bedroom One

17'4 max x 9'5 (5.28m max x 2.87m)

#### Bedroom Two

10'6 x 9'4 (3.20m x 2.84m)

#### Bedroom Three

11'8 x 6'4 (3.56m x 1.93m)

#### Family Bathroom



**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.

25 Hoffer Close, Countesthorpe, LE8 5XS

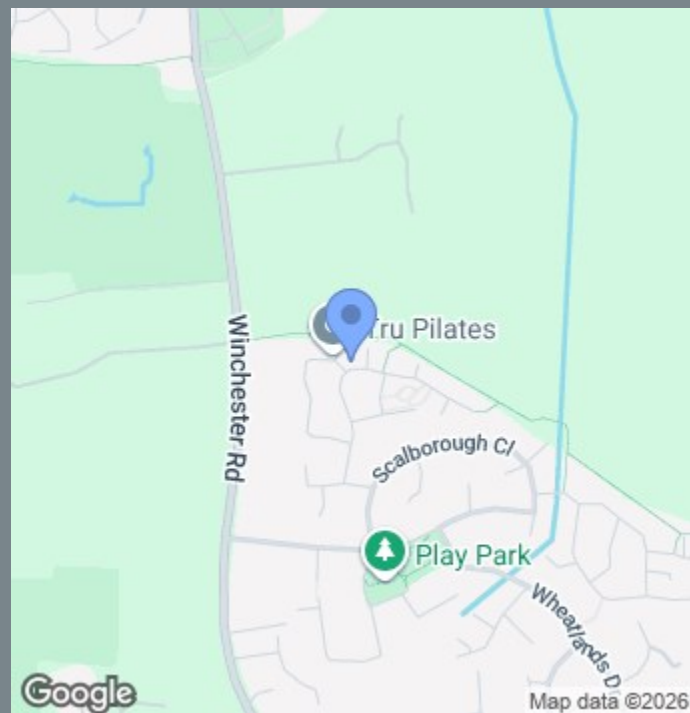
**40% Shared Ownership £116,000**

## OVERVIEW

- Beautiful Family Home
- 40% Shared Ownership
- Fabulous Location, No Chain
- Entrance Hall & Downstair WC
- Lounge, Dining Kitchen & Utilty
- Three Bedrooms & Family Bathroom
- Landscaped Garden
- Two Parking Spaces
- Viewing Is A Must
- EER - , Leasehold, Tax Band -

## LOCATION LOCATION....

Hoffler Close is a quiet and well-regarded residential cul-de-sac located in the popular village of Countesthorpe, to the south of Leicester. The area is known for its strong community feel and is particularly attractive to families, benefiting from a range of well-rated local schools, everyday amenities including shops, cafés and pubs, and convenient access to nearby Blaby and Wigston. A real highlight of the location is its close proximity to Countesthorpe Country Park, which is just a short walk away and offers open green spaces, scenic walking routes, play areas for children and a peaceful setting ideal for outdoor leisure and dog walking. Countesthorpe provides a perfect balance of village charm and modern convenience, with countryside surroundings while still being well-connected for commuters, offering easy access to Leicester city centre as well as the M1 and M69 motorway networks. Overall, Hoffler Close offers a peaceful residential setting within a sought-after village, ideal for those looking for a blend of space, convenience and community living.



## THE INSIDE STORY

Situated in a fantastic location close to the beautiful Countesthorpe Country Park, this stunning and spacious home is offered on a shared ownership basis and comes to the market with no onward chain—making it an ideal opportunity for a range of buyers looking for a stylish yet accessible home. Upon entering, you are welcomed into a bright and inviting entrance hallway that sets the tone for the well-presented accommodation throughout. The lounge is a lovely, versatile space, featuring a window to the front aspect that fills the room with natural light, along with French doors opening out to the garden. This creates a wonderful flow between indoor and outdoor living, making it perfect for relaxing, entertaining, or enjoying warmer days. The dining kitchen is equally impressive, fitted with a range of wall and base cabinets offering ample storage and workspace. There is plenty of room for a table and chairs, making it a true hub of the home—ideal for family meals, social gatherings, or even a casual workspace. A separate utility room adds further practicality, keeping everyday tasks neatly tucked away, while a downstairs cloakroom completes the ground floor. Upstairs, the landing offers a unique additional space, perfect for a quiet reading area, study nook, or simply somewhere to unwind. The property boasts three beautifully finished bedrooms, each offering comfortable and flexible accommodation to suit a variety of needs, whether as bedrooms, a home office, or guest space. The bathroom serves the bedrooms and provides a stylish and functional space. Externally, the home continues to impress. To the rear, there is allocated parking, while the landscaped garden has been thoughtfully designed for low maintenance and year-round enjoyment. Featuring a patio area ideal for outdoor dining and artificial grass for ease of upkeep, it's a fantastic space for relaxing or entertaining.

