

1a Lutterworth Road Blaby, Leicester, LE9 1RG  
Telephone 0116 2772277 Email sara@nestestateagents.co.uk  
www.nestestateagents.co.uk



## Room Sizes

### Entrance Hallway

### Living Area

16'02x10'7

### Dining Area

9x6

### Kitchen

11x7

### Conservatory

14x8

### Bedroom One

9'10x9

### Bedroom Two

9x8

### Shower Room

9x4



**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.

The Rowans, Countesthorpe, Leicester LE8 5TF

£280,000



# The Story Begins

- Semi Detached Bungalow
- Sought After Location
- Open Living Diner & Separate Kitchen
- Conservatory
- Two Bedrooms
- Shower Room
- Mature Front & Rear Garden
- Off Road Parking & Garage
- No Upward Chain
- EPC Rating D 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

Tucked away in a quiet cul de sac position in the sought after village of Countesthorpe, this lovingly cared for semi-detached bungalow at The Rowans offers a delightful blend of comfort and convenience. As you enter, you are greeted into the entrance hallway leading into the open living diner. This wonderful space exudes warmth and light, creating an ideal setting for relaxation or entertaining guests. The living area seamlessly flows into a conservatory, where you can enjoy the beauty of the garden throughout the year, making it a perfect spot for morning coffee or evening relaxation. The kitchen is thoughtfully designed, featuring a door that leads to side access, providing easy entry to the garage and parking area. The kitchen itself includes plenty of work surfaces for preparing meals, a sink and drainer, an integrated cooker with hob, plumbing for a washing machine and space for a undercounter fridge/freezer. This home has two bedrooms with bedroom one having the added luxury of built in wardrobes, as well as a well-appointed shower room, catering to your everyday needs with ease. This property is perfect for those seeking a peaceful retreat or a manageable space for a small family. Externally this home has a mature rear garden with many plants and shrubs along with a patio area, perfect for al fresco dining during the summer months. To the front of the property is a pretty lawn with a driveway leading to the side of the property providing parking and access to the garage. The overall design and layout of this property make it a wonderful home. With its quiet location and well-maintained features, this semi-detached bungalow is a rare find in Countesthorpe. It presents an excellent opportunity to enjoy a comfortable lifestyle in a friendly community. Do not miss the chance to make this lovely property your new home.

