

FLOOR PLAN

DIMENSIONS

Entrance Hall

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

Lounge
 11'2 x 13'2 (3.40m x 4.01m)

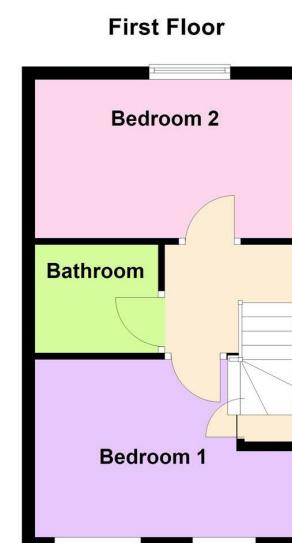
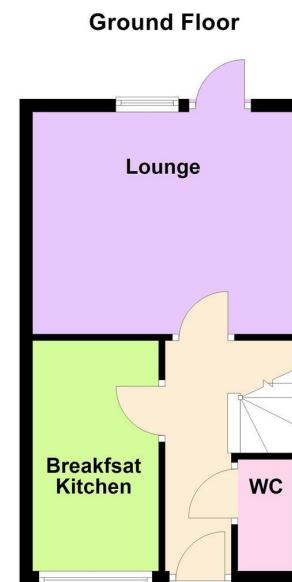
Downstairs Cloakroom

Landing

Bedroom One
 8'2 x 13'2 (2.49m x 4.01m)

Bedroom Two
 7'12 x 13'2 (2.13m x 4.01m)

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: 0116 286 9700 • Email: sales@nestegg-properties.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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

45 Clarke Crescent, Countesthorpe, Leicester, LE8 5XT

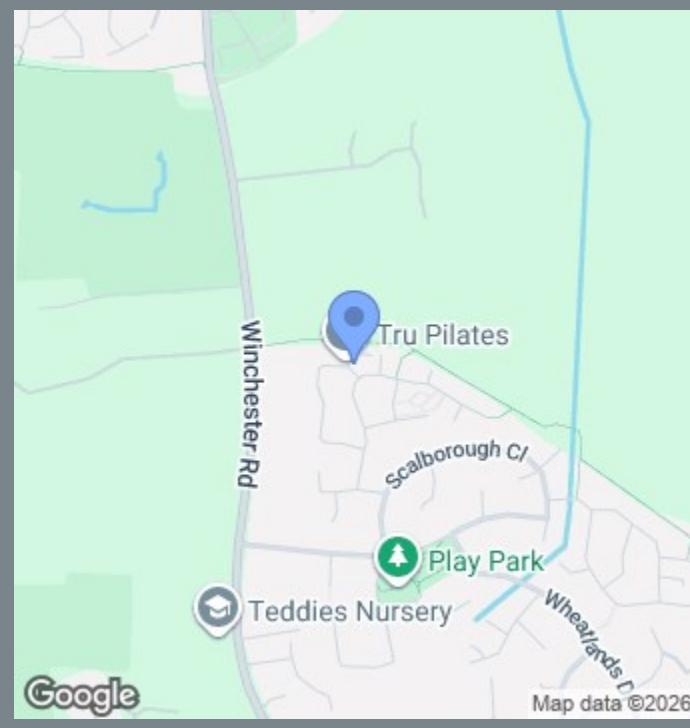
£240,000

OVERVIEW

- Beautiful Townhouse
- Fabulous Location
- Entrance Hall & Kitchen
- Lounge Diner
- Downstairs Cloakroom
- Two Double Bedrooms
- Bathroom
- Two Parking Spaces & Beautiful Garden
- Viewing Is Recommended
- EER - tbc, Freehold, Tax Band - B

LOCATION LOCATION....

Clarke Crescent sits in the heart of the popular village of Countesthorpe, well known for its friendly community feel and excellent everyday amenities. The area is particularly attractive to families, with a choice of well-regarded primary and secondary schools nearby, along with open green spaces and parks ideal for walking, play, and outdoor activities. Local shops, cafés, and services are conveniently close at hand, while the village also benefits from easy access to larger shopping centres in nearby towns. For commuters, there are good transport links via surrounding road networks and public transport options, making travel to Leicester and the wider region straightforward.



THE INSIDE STORY

This truly lovely end-townhouse, set on a modern development within a well-regarded area, offers stylish, well-proportioned accommodation perfectly suited to first-time buyers, professionals or those seeking a low-maintenance home with a contemporary feel. Step inside via the welcoming entrance hall, which leads through to the breakfast kitchen. This space is fitted with ample wall & base cabinets complemented by contrasting work surfaces, along with an integrated oven & hob with extractor over. There is plumbing for a washing machine, space for a fridge freezer & room to incorporate a breakfast bar or small table & chairs, making it ideal for casual dining or morning coffee. To the rear of the property, the lounge is spacious, bright & tastefully decorated, creating a comfortable setting for relaxing or entertaining. A door opens directly into the garden, allowing for easy indoor-outdoor living during the warmer months. The ground floor is completed by a downstairs cloakroom, adding everyday practicality. Travelling upstairs, you will find two double bedrooms, both beautifully finished & offering flexible use as comfortable sleeping spaces, a guest room or a home office. The bathroom is fitted with a clean & modern white three-piece suite. Externally, the property benefits from two parking spaces to the rear, while the landscaped garden features a patio area for outdoor seating & artificial grass for low-maintenance enjoyment, providing a perfect space to relax or entertain.

