

1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk

www.nestestateagents.co.uk

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ESTATE AGENTS

Room Sizes

Entrance Hallway

Lounge Dining Room

25'10 x 12'03

Family Room

18'06 x 9'11

Kitchen

7'10 x 11'09

Utility And Boot Room

10'06 x 12'05

Bedroom One

9'02 x 13'07

Bedroom Two

10'01 x 9'10

Bedroom Three

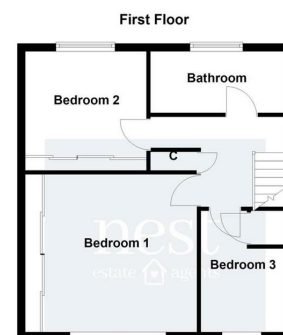
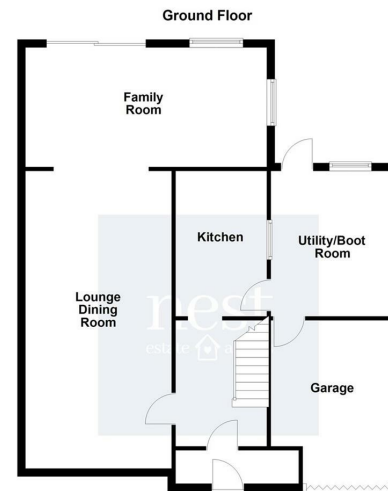
10 x 7'02

Bathroom

5'07 x 8'01

Garage

11'03 x 16'4



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.

Maurice Drive, Countesthorpe, Leicester LE8 5PH

£310,000

The Story Begins

- Fabulous Extended Semi-Detached Home
- Entrance Hallway
- Lounge Dining Room And Family Room
- Fitted Kitchen
- Utility And Boot Room
- Three Bedrooms - Two Bedrooms With Fitted Wardrobes
- Family Bathroom
- Enclosed Garden
- Off Road Parking
- Freehold EPC - TBC Council Tax Band - TBC

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

This outstanding extended family home offers beautifully presented accommodation, beginning with a welcoming porch, ideal for storing shoes and coats, leading into a entrance hall with stairs rising to the first floor.

The accomadation is tastefully finished with a contemporary design that flows seamlessly throughout the home, creating a stylish yet comfortable space to relax. The lounge is spacious and bright with a feature log burner with a feature oak beam over. To the rear of the lounge is a versatile additional area, currently used as a music space, but easily adaptable to suit your needs.

Overlooking the garden is a superb room, a wonderful area, currently used as the dining room and provides the ideal setting for everyday meals as well as entertaining friends and family, offering a social hub for get-togethers and celebrations.

The fitted kitchen is both practical and well laid out, featuring an abundance of wall and base units to keep everything neatly organised, along with plenty of worktop space for cooking and preparing. The utility/boot room provides plumbing for a washing machine and offers excellent additional storage and space, maybe a gym or office space.

Upstairs, the first floor hosts three well-proportioned bedrooms, with bedrooms one and two benefiting from fitted wardrobes. The modern bathroom is fitted with a white suite, completing this fantastic home that's perfectly suited to family living.

Externally, the enclosed rear garden features a patio area ideal for a table and chairs, perfect for outdoor dining alongside a lawned area for children or pets to enjoy. The property further benefits from a garage, accessible from both the utility room and the front of the property, as well as off-road parking to the front.

A superbly presented home offering space, style and practicality, early viewing is highly recommended.

