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

Room Sizes

Entrance Hall

Living & Dining Room
21'09 x 9'02

Breakfast Kitchen
9'09 x 15'08

WC
5'09 x 2'11

Bedroom One
10'02 x 9'05

Bedroom Two
6'09 min x 9'05

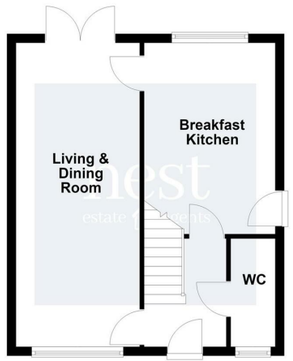
Bedroom Three
6'09 x 9'05

Bathroom
8'10 x 6'07

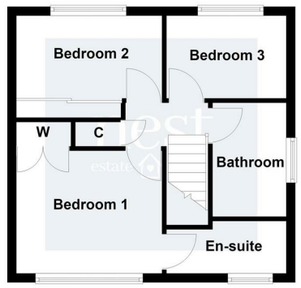
En-Suite
9'10 x 4'09

Garage

Ground Floor



First Floor





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.

Clarke Crescent, Countesthorpe, Leicester LE8 5XT

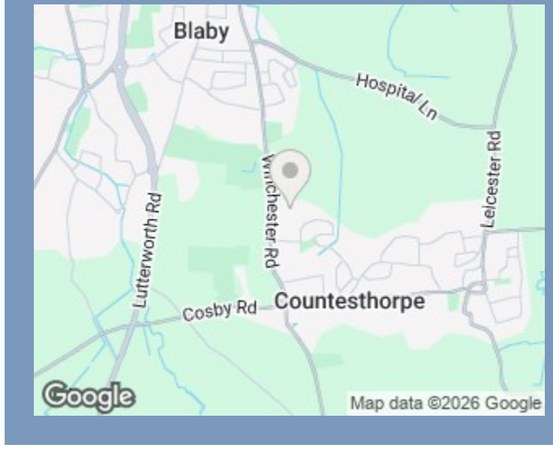
£330,000

The Story Begins

- Beautifully Maintained Detached Family Home In A Popular Countesthorpe Development
- Welcoming Entrance Hallway With Downstairs Cloakroom
- Cosy Living Room With Feature Fireplace
- Separate Dining Area With French Doors Opening Onto The Garden
- Well-Equipped Breakfast Kitchen With Integrated Appliances And Breakfast Bar
- Three Well-Proportioned Bedrooms, Including Master With En-Suite
- Family Bathroom With Bath With Overhead Shower
- Tandem Off-Road Parking And Garage With Additional Roof Storage
- Private Rear Garden With Patio, Lawn And Decked Seating Area
- Freehold Energy Rating - tbc Council Tax Band - C

Location Is Everything

This fantastic property is located in the highly sought-after village of Countesthorpe, which offers a wide range of local amenities, ideal for day-to-day living. The village features a variety of shops, a bakery, hairdressers, library, health centre, garden centre, restaurants, and public houses — all contributing to a strong sense of community. Families are well served educationally, with reputable schools nearby including Greenfield Primary School and Countesthorpe Academy. Countesthorpe benefits from excellent transport links, with a regular bus service into Leicester city centre, as well as easy access to motorway networks and Fosse Park shopping centre.











Inside Story

This wonderful detached family home is situated on a modern and popular development within the sought-after village of Countesthorpe. Beautifully maintained by the current owners, this ready-made home offers spacious and versatile accommodation, with an internal viewing highly recommended.
Upon entering, the welcoming hallway provides access to the downstairs cloakroom and stairs rising to the first floor. The cosy living room features a front-facing window, attractive fireplace and neutral décor, creating the perfect space to relax. The adjoining dining area offers ample room for a family dining table, with French doors opening out onto the rear garden.
The breakfast kitchen is well equipped for modern family living, featuring a range of wall and base units, contrasting work surfaces and a sink with drainer. Integrated appliances include a fridge freezer, dishwasher, washing machine and oven, alongside a gas hob with extractor over. A breakfast bar provides the perfect spot for informal dining.
To the first floor are three well-proportioned bedrooms, with the master bedroom positioned to the front and benefiting from its own en-suite shower room. Bedroom One and Two both benefit from built in wardrobe space. The family bathroom completes the accommodation and comprises a pedestal wash hand basin, low-level WC and bath with overhead shower, complemented by contemporary tiling.
Externally, the front garden is laid to lawn, with tandem off-road parking to the side leading to a garage with an up-and-over door. The garage also benefits from a pitched roof providing excellent additional storage and a courtesy door into the garden. To the rear, the garden features a patio area, lawn and a delightful corner decking area, ideal for outdoor dining and entertaining during the warmer months.



