

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



## Room Sizes

### Porch

10'1 x 2'6

### Hallway

15'7 x 5'2 min

### Living Room

16'2 x 11'9

### Dining Kitchen

13'9 x 10'5

### Lean To

14'7 x 9'8

### Bedroom One

12'6 x 11

### Bedroom Two

12'6 x 8'1

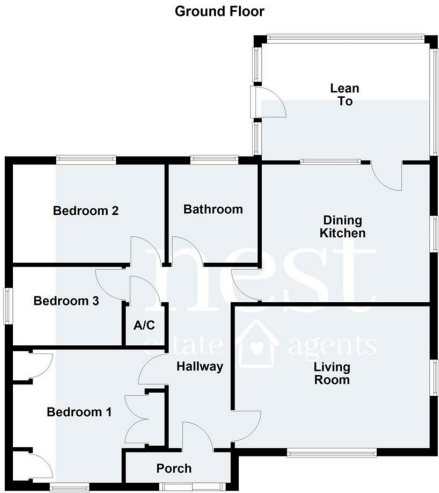
### Bedroom Three

9'5 x 6'8

### Bathroom

7'4 x 6

### Garage



**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?  
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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

Offers Over £300,000

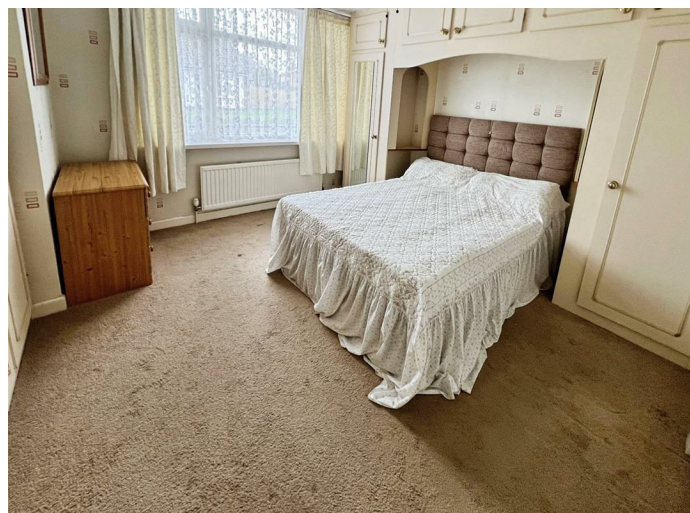


# The Story Begins

- Delightful Detached Bungalow
- No Upward Chain
- Porch & Hallway
- Separate Living Room
- Fitted Dining Kitchen
- Three Bedrooms & Bathroom
- Driveway & Garage
- Enclosed Garden
- Replacement Worcester Boiler
- Awaiting Energy Rating, Council Tax Band D & Freehold

# 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 delightful detached bungalow, offered with no upward chain, is perfectly positioned in a popular and convenient area of Countesthorpe, providing an excellent opportunity to create your ideal home.

The property is approached via a driveway leading to the garage, with a front garden providing a welcoming aspect. A porch leads into a central hallway, giving access to all main rooms. The living room, situated at the front, is bright and airy with dual-aspect windows, allowing plenty of natural light to fill the space, and features a fireplace as a cosy focal point.

The kitchen is fitted with white wall and base units, a work surface, sink with drainer, and a cooker point. There is space for appliances and a dining area, with direct access to the timber lean-to, ideal for additional living, utility, or storage space.

Accommodation comprises three bedrooms: two good-sized doubles and a single, which offers flexibility as a study, home office, or guest room. The main bedroom benefits from fitted wardrobes, providing practical storage. The bathroom features a pedestal wash hand basin, low-level WC, and an easy-access walk-in bath with overhead shower, combining comfort and functionality.

Externally, the garden wraps around the rear and side of the property, offering a patio area for outdoor entertaining, a garden shed, space for a greenhouse, and a pond, creating a versatile and private outdoor space perfect for gardening or relaxation.

