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ESTATE AGENTS

Room Sizes

Entrance Hall

Kitchen
8'05 x 7'09

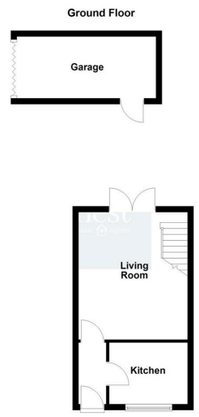
Living Room
12'02 x 14'04

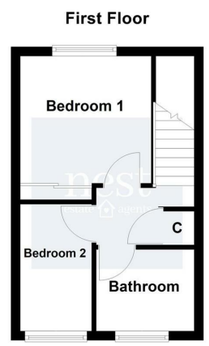
Bedroom One
8'10 x 9'02

Bedroom Two
10 x 5'08

Bathrooom
6 x 5'1

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?
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.

Scalborough Close, Countesthorpe, Leicester LE8 5XH

£234,950

The Story Begins

- Offered To The Market With No Upward Chain - Wonderful Semi Detached Home
- Bright Living Room With French Doors Opening Onto The Rear Garden.
- Entrance Hall Leading To A Fitted Kitchen With Wall And Base Units
- Kitchen Features An Opening Overlooking The Living Room, Creating A Sociable Layout
- Double Master Bedroom With Fitted Wardrobes
- Second Bedroom And Family Bathroom With Bath And Overhead Shower
- Rear Garden Laid Mainly To Lawn With Patio Area
- Detached Garage With Garden Access And Allocated Parking In Front
- Freehold
- EPC - D Council Tax Band - B

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

Offered to the market with no upward chain. A wonderful semi detached home that has been lovingly cared for.
Upon entering, you are welcomed by an entrance hall which leads into the fitted kitchen. The kitchen is equipped with a range of wall and base units alongside integrated fridge, freezer, dishwasher, washing machine, oven and an induction hob with extractor fan above. The area also benefits from an opening overlooking the living room, creating a sociable layout that allows for easy interaction while cooking and entertaining.
The spacious living room enjoys plenty of natural light and features French doors that open directly onto the rear garden, seamlessly connecting indoor and outdoor living spaces.
To the first floor, the property offers a generous double master bedroom complete with fitted wardrobes, alongside a well-proportioned single bedroom. The family bathroom is fitted with a bath and overhead shower, wash hand basin, heated towel rail and WC, with tiled walls providing a practical finish.
Externally, the rear garden is mainly laid to lawn and includes a patio area, ideal for outdoor dining, relaxing, and entertaining. A gate at the rear of the garden provides access to the detached garage, which benefits from both front vehicular access and a side pedestrian door from the garden. In addition, there is an allocated parking space situated in front of the garage.
Early viewing is highly recommended to appreciate the potential and convenient features this property has to offer.