



Broadfield Way, Countesthorpe, Leicester, Leicestershire, LE8

- DETACHED FAMILY HOME
- CUL-DE-SAC LOCATION
- CONSERVATORY
- THREE BEDROOMS
- Open-plan kitchen diner
- THREE PIECE BATHROOM SUITE WITH SPA
- GARAGE AND DRIVEWAY
- ENCLOSED GARDEN
- Bay window in living room
- Gas central heating

Offers In The Region Of £330,000

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HERE TO GET *you* THERE

Broadfield Way, Countesthorpe, Leicester, Leicestershire, LE8 5XR

DESCRIPTION

Nestled in the village of Countesthorpe, this delightful three-bedroom detached home on Broadfield Way offers a perfect blend of comfort and modern living. As you enter, you are welcomed by an entrance hall that leads to two inviting reception rooms. The living room features a lovely bay window, allowing natural light to flood the space, creating a warm and welcoming atmosphere.

The heart of the home is undoubtedly the open-plan fitted kitchen diner, an ideal setting for both family meals and entertaining guests. This area is designed for convenience and style, making it easy to prepare delightful meals while enjoying the company of loved ones. Adjacent to the kitchen, a generous conservatory provides a versatile space with beautiful views over the rear garden, perfect for relaxation or family gatherings.

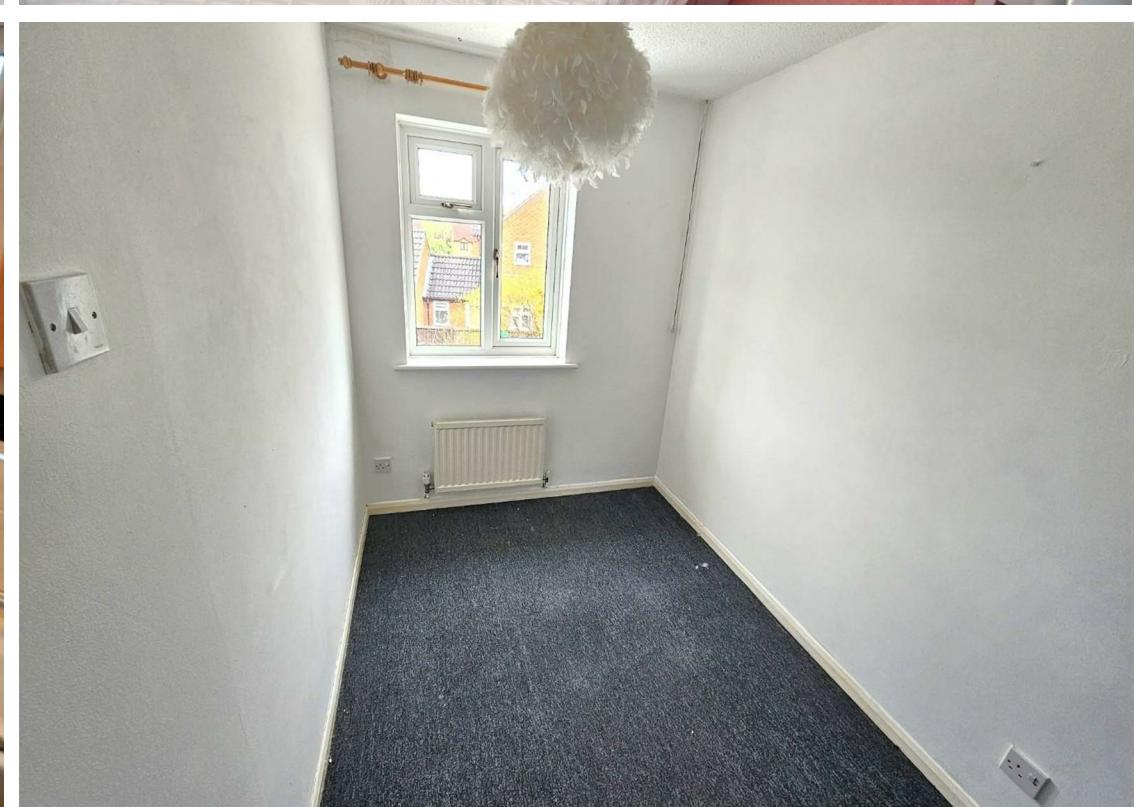
Ascending the stairs from the entrance hall, you will find three well-appointed bedrooms, each offering a comfortable retreat. The modern family bathroom suite is thoughtfully designed, catering to the needs of a busy household.

Outside, the property boasts a driveway with ample parking for up to three vehicles, along with a garage for additional storage. The home benefits from gas central heating and double glazing, ensuring warmth and energy efficiency throughout the year.

This property is not just a house; it is a wonderful family home in a sought-after location, offering a peaceful village lifestyle while remaining conveniently close to local amenities. Don't miss the opportunity to make this charming residence your own.

To Find out more contact your local Hunters estate agents Wigston to arrange your viewing.





Ground Floor



First Floor



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While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Viewings

Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	100+
(81-91)	B	
(69-80)	C	72
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.