

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

**Lounge**  
 16'11 x 11'6 (5.16m x 3.51m)

**Living Room**  
 14'4 x 7'9 (4.37m x 2.36m)

**Study**  
 6'8 x 8'1 (2.03m x 2.46m)

**Family Living Kitchen**  
 10'8 x 21'5 (3.25m x 6.53m)

**Downstairs WC**

**Landing**

**Bedroom One**  
 14'6 x 11'10 (4.42m x 3.61m)

**En Suite**  
 6'7 x 5'3 (2.01m x 1.60m)

**Bedroom Two**  
 12' x 11'5 (3.96m x 3.48m)

**En Suite**  
 8' x 7'7 (2.44m x 2.31m)

**Bedroom Three**  
 11'3 x 10'2 (3.43m x 3.10m)

**Bedroom Four**  
 14'3 x 6'6 (4.34m x 1.98m)

**Family Bathroom**

**Outside Kitchen**  
 10'10 x 14'8 (3.30m x 4.47m)

**Triple 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 22a Cross Street, Enderby, LE19 4NJ

Telephone: 0116 286 9700 • Email: [sales@nestegg-properties.co.uk](mailto:sales@nestegg-properties.co.uk)

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**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 & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

21 Ludlam Close, Countesthorpe, Leicester, LE8 5BY

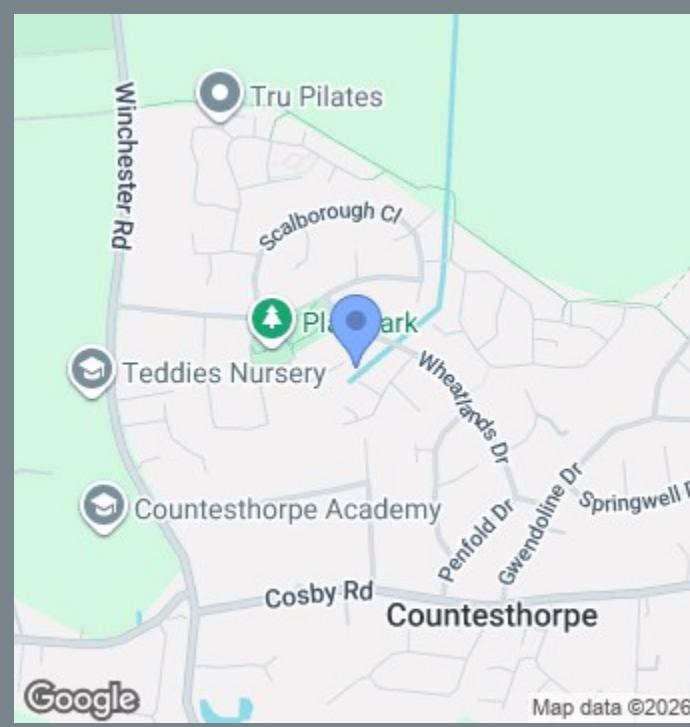
**£595,000**

# OVERVIEW

- Stunning & Spacious Family Home
- Cul De Sac Location On Modern Developments
- Hallway & Living Room
- Lounge, Study & Downstairs WC
- Beautiful Family Living Kitchen
- Four Double Bedrooms
- Two En suites & Family Bathroom
- Driveway & Triple Garage
- Garden With Outside Kitchen & Entertaining area
- EER - C, Freehold, Tax - E

## LOCATION LOCATION....

Ludlam Close is situated within a modern and well-regarded development in the popular village of Countesthorpe, offering a peaceful setting with a strong sense of community. The village provides a good range of local amenities including shops, cafés, pubs and everyday services, with further shopping and leisure facilities available in nearby Leicester and Market Harborough. Families are particularly well catered for, with well-regarded primary and secondary schools close by, making the area a popular choice for those with children. Residents also benefit from nearby parks, countryside walks and open green spaces, ideal for outdoor recreation and enjoying village life. Ludlam Close is well positioned for commuters, offering convenient access to major road routes including the A6, A5199 and M1/M69 motorway links, along with regular public transport connections to surrounding towns and Leicester city centre. Overall, Countesthorpe offers an excellent balance of modern living, village charm and strong connectivity.



## THE INSIDE STORY

Tucked away at the end of a quiet cul-de-sac, on a fabulous plot in a highly desirable location, this stunning & spacious family home offers beautifully balanced accommodation designed for modern family living. A welcoming entrance hall sets the tone for the quality throughout. The lounge is tastefully decorated & features solid wood flooring along with a window to the front, creating a bright yet cosy space ideal for relaxing evenings or hosting guests. A separate living room/playroom provides excellent flexibility, while a dedicated study offers an ideal environment for those working from home. The true heart of the home is the impressive family living kitchen. Fitted with contrasting cabinetry, it combines style with practicality. Integrated appliances include a fridge & freezer, two ovens & an induction hob with downdraft extractor. A central breakfast bar creates a sociable hub for informal dining, while a dedicated dining area enjoys French doors opening onto the garden, seamlessly blending indoor & outdoor living. A second breakfast bar area with further French doors enhances the flow, making this an exceptional space for entertaining. A downstairs WC completes the ground floor. Upstairs are four well-proportioned bedrooms, with both the primary & second bedrooms benefiting from en suite shower rooms, ideal for growing families. The family bathroom features a striking freestanding bath with centre taps offering a luxurious retreat. Externally, the property is equally impressive. A driveway leads to a detached triple garage, providing ample parking & storage. To the side of the property is a fantastic outdoor entertaining space, featuring an outdoor kitchen, bar area & undercover seating – perfect for hosting family gatherings, summer barbecues or relaxing with friends well into the evening. The garden also offers a generous lawn, providing a wonderful place for children to play or to simply enjoy the peaceful setting.

