



Springwell Drive, Countesthorpe

In Excess of £350,000

A THREE BEDROOM detached home providing accommodation that includes a modern style kitchen breakfast room and bathroom along with an established rear garden IN EXCESS OF 100FT.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



Knightsbridge
Estate Agents

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Entrance Porch

With storage heater, wood effect floor.

Entrance Hall

With natural wood interior doors, stairs to first floor galleried landing, under stairs storage cupboard with alarm panel, built-in shelving, radiator.

Through Lounge Dining Room

23' 0" x 11' 9" (7.01m x 3.58m)

With double glazed patio doors and double glazed window to the rear elevation, living flame effect gas fire with fire surround, TV point, two radiators.



Kitchen Breakfast Room

18' 7" x 8' 1" (5.66m x 2.46m)

With double glazed window to the front elevation, double glazed door to the side elevation, one and a half bowl sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and electric hob with stainless steel chimney hood over, built-in dishwasher, larder unit, breakfast bar, tiled floor, radiator.

First Floor Galleried Landing

With double glazed window to the front elevation, loft access.

Bedroom One

12' 2" x 10' 1" (3.71m x 3.07m)

Measurement plus wardrobe space. With double glazed window to the rear elevation, fitted wardrobes, TV point, radiator.

Bedroom Two

11' 7" x 10' 5" (3.53m x 3.18m)

Measurement plus wardrobe space. With double glazed window to the rear elevation, built-in sliding wardrobes, TV point, radiator.

Bedroom Three

11' 6" x 8' 1" (3.51m x 2.46m)

With double glazed window to the front elevation, built-in cupboard and shelving, TV point, radiator.

Bathroom

9' 9" x 8' 1" (2.97m x 2.46m)

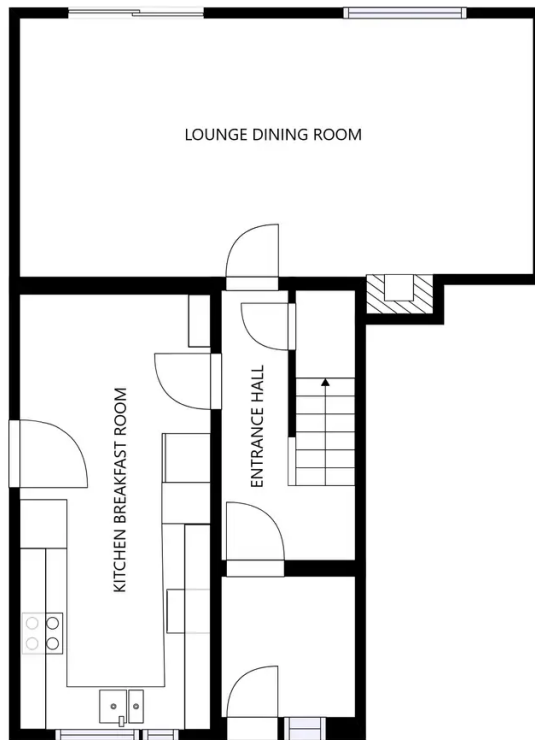
With double glazed windows to the front and side elevations, bath with mixer tap shower attachment, separate shower cubicle with overhead rainfall shower and hand held shower, wash hand basin, low-level WC, shaver point, extractor fan, cupboard housing boiler, radiator.

Rear Garden

In excess of 100ft, enjoying a southerly aspect with paved patio area, lawn, raised vegetable bed, fruit trees, hedging and fencing to perimeter, outside tap, outside security light, gate to side access. Potential to extend rear of property, subject to local planning permissions.

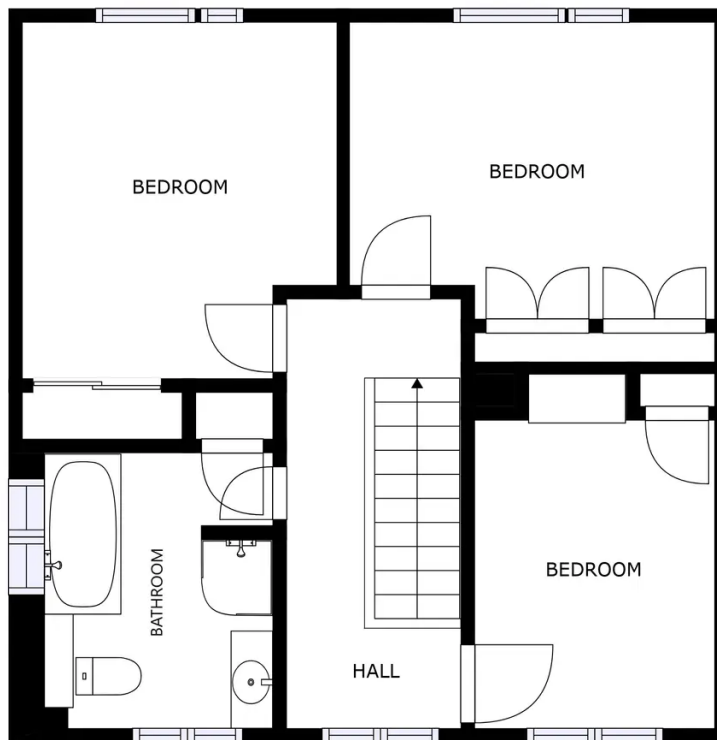
Parking

Block paved driveway leading to:



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 54 m², FLOOR 2: 55 m²
 TOTAL: 109 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1: 54 m², FLOOR 2: 55 m²
 TOTAL: 109 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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