



Leicester Road, Countesthorpe

Offers in Excess of £255,000

As an agent we feel that this IMPRESSIVE EXTENDED period home seamlessly blending PERIOD FEATURES with contemporary enhancements.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Im



0116 288 4888





Entrance Porch

With double glazed door to the front elevation.

Through Lounge

29' 4" x 11' 1" (8.95m x 3.39m)

With double glazed windows to the front elevation, built-in storage cupboard, two chimney breasts, one with a wood burning stove, wood effect floor, exposed ceiling beams, TV point, stairs to first floor, two radiators.

Dining Kitchen

With double glazed skylight window, bi-folding doors providing access and views over the rear garden, wood effect floor, a range of wall and base units with work surface over, sink and mixer tap, inset five ring gas hob and oven with extractor hood over, splash back, bespoke shelving, feature drop down lighting, integrated fridge and freezer, spotlights, radiator.



First Floor Landing

With access to the following rooms:

Bedroom One

13' 0" x 10' 11" (3.97m x 3.33m)

With double glazed window to the front elevation, exposed timber rafters, chimney breast, radiator.

Bedroom Two

13' 2" x 8' 0" (4.02m x 2.43m)

With double glazed window to the rear elevation, chimney breast with fireplace, spotlights, radiator.

Bathroom

10' 6" x 4' 10" (3.21m x 1.48m)

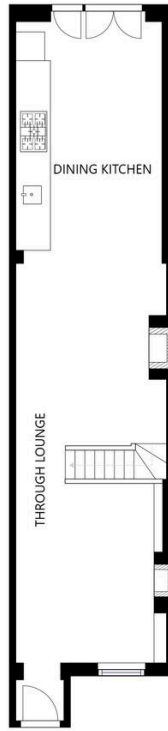
With double glazed windows to the rear elevation, freestanding ball and claw bath with mixer shower tap, low-level WC, bowl style wash hand basin with storage below, built-in cupboard, ladder style towel rail/radiator.

Front Garden

Front forecourt.

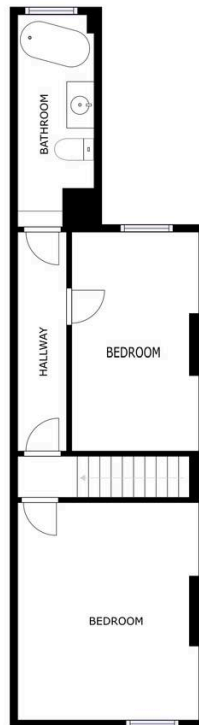
Rear Garden

A mature rear garden with paved patio seating area, lawn, flowerbeds and shrubs, fencing to perimeter.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.