

JAMES
SELICKS

21 MARTHA CLOSE

COUNTSTHORPE
LEICESTERSHIRE LE8 5AE

GUIDE PRICE: £825,000



A stunning, newly built contemporary style 4/5 bedroom detached family home boasting 2,500 square feet of stylish accommodation with integral double garage, on a large landscaped plot in a fantastic location on an exclusive development of 14 properties, within walking distance to the village centre.

Entrance hall • open plan reception/sitting room & dining area • open plan dining kitchen • utility • master bedroom • dressing room • en-suite • bedroom two • en-suite • two further bedrooms • landing/study area (formerly bedroom 5) • double integral garage • driveway • landscaped areas with additional parking • landscaped rear gardens & large wooden decking area for entertaining • EPC - B

Specification

This beautiful newly built home with NHBC 10 Year Guarantee, has been built to an extremely high & contemporary specification & is of timber frame construction, with factory installed insulation, Hanson Malvern Village bricks & cast stone sills & heads. Sandtoft grey clay Rivius slate roof tiles, grey PVC fascia with illuminated front soffit. Grey metal gutters. Aluminium windows & doors with floor to ceiling solar glass sliding doors in kitchen & dining areas. Oak engineered real wood pre-finished flooring throughout & tiled bathroom floors. Oak doors with Carlisle crystal faceted door handles. Gas central heating, Reina Reflect vertical mirrored radiators & white heated ladder towel rails to bathrooms. Spotlights, power sockets with USB charging & cables to most windows for electric blinds.

Accommodation

Fully glazed front door leads into a spacious hallway with access to garage, under stair storage cupboard, separate coat store cupboard & cloakroom with high gloss white vanity unit, quartz top, inset vanity basin, wall hung WC with automatic flush, white heated ladder towel rail operated with c/h. Oak staircase with illuminated treads leading to spacious landing with glass balustrading. The open plan reception/sitting room & dining area, has a window to front & floor to ceiling sliding glass doors lead onto rear decking area & garden. Ceiling speaker cables installed in living area.

The stunning open plan dining kitchen boasts an excellent range of contemporary high gloss white soft closing eye & base level units & drawers, bevelled mirrored panels & illuminated glazed display units with mirrors behind, plinth lighting, integrated recycling bins, pull out larder unit & quartz preparation surfaces, stainless steel 1½ bowl sink, mixer tap & Insinkerator waste disposal. Integrated appliances include Bosch dishwasher, oven, combination microwave, warming drawer & Lamona fridge-freezer. An island unit with bevelled mirrored panels & quartz work surface, provides further storage & houses a Lamona 95cm wide induction hob. Fully recessed ceiling fan with remote control above cooking area. Floor to ceiling sliding glass doors open onto the decked entertaining area & garden. The utility room has base level high gloss white units & 12mm compressed laminate work surfaces, sink, mixer tap, plumbing for washing machine & access to garage. White heated towel rail operated with c/h.

The first floor landing houses a large storage/airing cupboard & has a window to the front (the 5th bedroom wall has been removed to form spacious open plan landing/study area). The stunning master bathroom & en-suites to bedroom 1 & 2 are fitted to a similar high specification. The master bathroom has an electric automatic Velux roof window & double end bath with brushed brass filler & shower hose. All bathrooms are fully wall & floor tiled with 120 x 60cm marble effect tiles & Versace features, pebble effect tiles to shower area with Versace borders, brushed brass walk in shower with Kudos wet room glass, wall hung WC with automatic flush, high gloss vanity units with white quartz surface areas, inset vanity basin, brass taps, ceiling height mirrors with demisters. Recessed shelf display unit, illuminated together with under vanity unit blue lighting. White heated towel rails operated by either c/h or electric.

The master bedroom has an electric automatic Velux roof window & a further window to the side. Speaker cable installed in the ceiling. Separate dressing room with drawers, shelving, full height & half height hanging space & access to illuminated loft via wooden loft ladder to partly floored loft storage area. Superb contemporary en-suite with two electric automatic skylights & electric under floor heating.

Bedroom Two has a window to the front, built in wardrobes & contemporary style en-suite with two Velux roof windows. Bedroom Three has a window to the front & built in wardrobes. Bedroom four has a window to the rear & electric automatic Velux roof window.







Outside

The property has a porcelain pathway to the front door & landscaped lawn frontage. Tobermore New Shannon block paved driveway provides parking in front of the double garage, plus additional parking for three cars set within the large landscaped front gardens. To the rear of the property is an expansive decked entertaining area with steps leading down to the lawn with fenced boundaries.

The spacious integral double garage is fully plastered, painted throughout & fitted with an insulated sectional Hormann Lpu42 automatic double door. The Ideal Logic H24 boiler is housed in the garage. Side door to passage & rear garden.

Location

Countesthorpe is located approximately six & a half miles south of the city centre, providing good access to the M1/M69 motorway networks & Fosse Retail Park with the village itself offering a wide range of amenities including shopping, schooling, sporting & social facilities.

Martha Close Management Co. Ltd.

An annual fee of £175 will be charged to cover management company costs of maintenance of all common areas.

Reservation Procedure

A reservation fee of £1,000 will secure the property for a period of eight weeks from receipt of Contract papers. Contracts are to be Exchanged within the Reservation Period & will be credited to the purchase price upon Completion. In the event of cancellation by the Purchaser, an administration cost will be deducted from the amount.

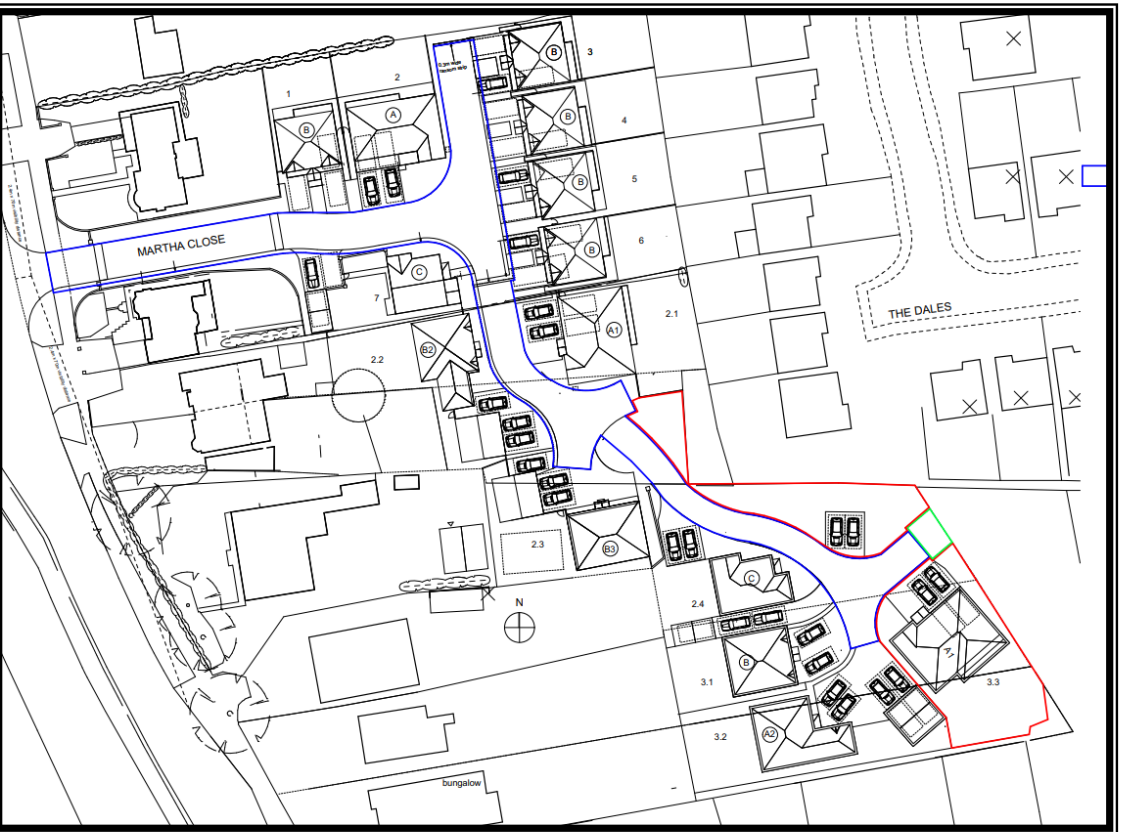
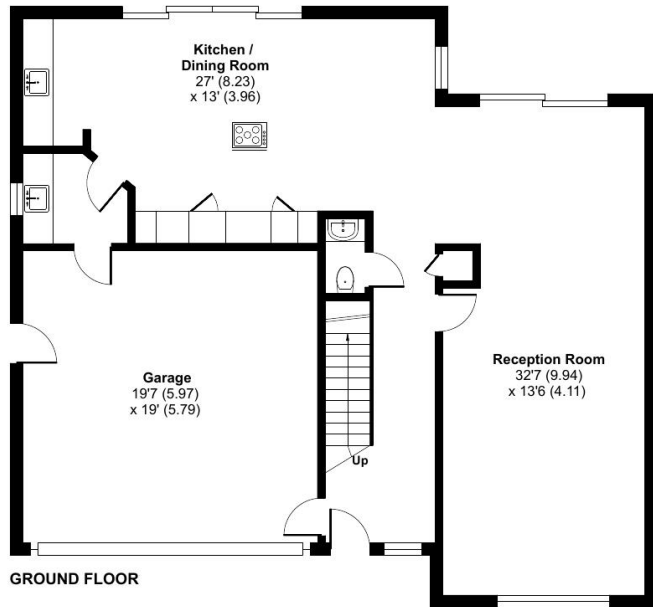
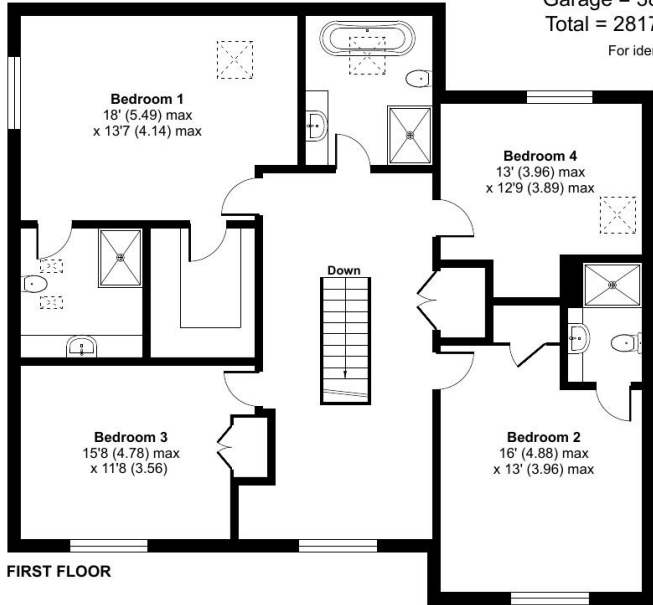






Martha Close, Countesthorpe, LE8

Approximate Area = 2433 sq ft / 226 sq m
 Garage = 384 sq ft / 35.6 sq m
 Total = 2817 sq ft / 261.6 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	90
(69-80) C			
(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	

Tenure: Freehold. Conservation Area: No
 Local Authority: Blaby District Council, Tax Band: Not yet confirmed
 Services: Offered to the market with all mains services and gas-fired central heating.
 Broadband delivered to the property: To be confirmed.
 Non-standard construction: Believed to be Standard.
 Wayleaves, Rights of Way & Covenants: None our Clients are aware of.
 Flooding issues in the last 5 years: None our Clients are aware of.
 Accessibility: Two-storey property, no accessibility modifications made.
 Planning issues: None our Clients are aware of.

Red area included in sale, Green area excluded.



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for James Sellicks Estate Agents. REF: 1138017

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

