

JAMES SELICKS

84 GWENDOLINE DRIVE

COUNTSTHORPE
LEICESTERSHIRE LE8 5SF

GUIDE PRICE £295,000



A beautifully styled extended three bedroom semi-detached Dorma style bungalow located in the heart of the south Leicestershire Village.

Porch • entrance hall • two ground floor bedrooms • sitting/dining room open to extended garden room • kitchen • first floor master bedroom • bathroom • driveway • tandem garage • lawned rear gardens • EPC - C

Location

Countesthorpe lies approximately seven miles south of Leicester city centre, and offers a wide range of local amenities including shopping, schooling, popular pubs and restaurants, together with easy access to the M1/M69 motorway networks and associated Fosse Retail Park.

Accommodation

The property is entered via a uPVC front door into a uPVC and glazed porch with a wooden and glazed inner door leading to an entrance hall housing a cloaks cupboard and the stairs to the first floor. There are two double ground floor bedrooms, both with a window and built-in cupboards.

The spacious open plan through lounge/dining room has an electric living flame effect fire, inset ceiling spotlights, tiled flooring and is open to an extended garden room with a vaulted ceiling, two Velux rooflights and bi-fold doors leading onto the garden.

The kitchen has a range of eye and base level units and drawers, ample preparation surfaces, tiled splashbacks, a ceramic one and a quarter bowl sink with mixer tap and two windows over, p a Kenwood range style oven with five-ring gas hob and an extractor unit over set into a tiled alcove, space and plumbing for an automatic washing machine.

To the first floor is a landing with a window providing access to the master bedroom, with a dormer window and two large eaves storage areas. The bathroom has a patterned glazed window to the side elevation, provides loft access and has a white three piece suite comprising an enclosed WC a wash hand basin inset into a vanity top with cupboards beneath and a mirrored cabinet above and a panelled bath with shower over, a chrome heated towel rail, fully tiled walls and tiled floor.

Outside

To the front of the property is a buff stone parking area to the front and a further side driveway leading to a tandem garage with up and over door to the front, window and doors to the side. The neat rear gardens are fully enclosed and have a lawned area, a buff stone patio and planted borders.

Tenure: Freehold

Conservation Area: None.

Local Authority: Blaby District Council, **Tax Band:** C

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, 48mbps.

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

Flooding issues in the last 5 years: None our Clients are Aware of.

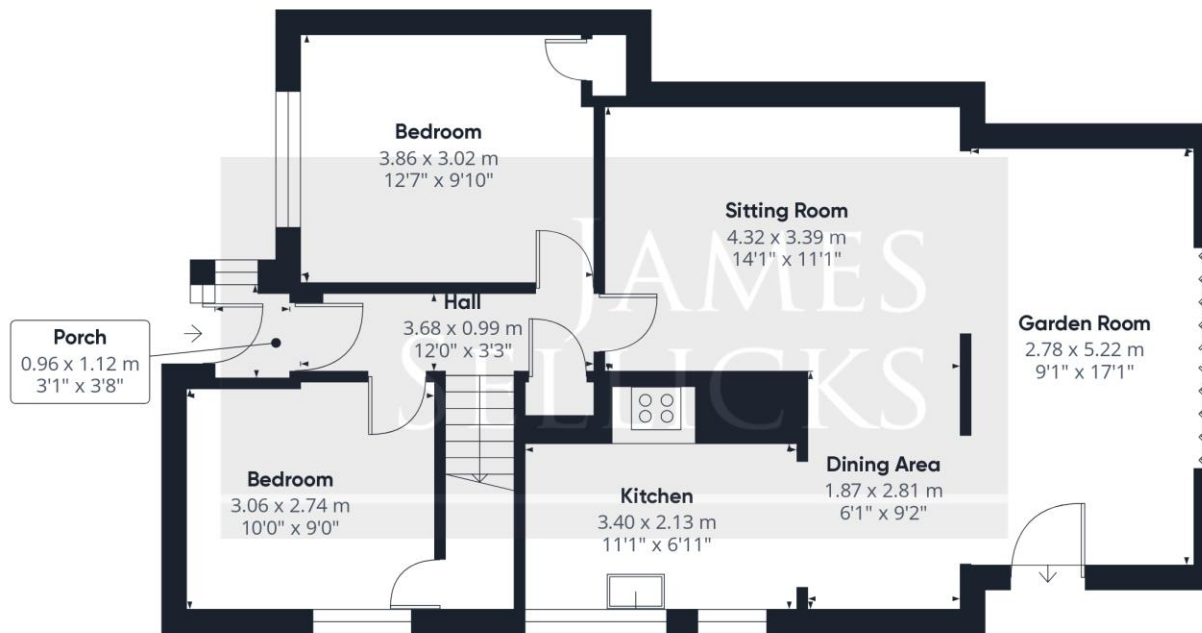
Accessibility: Dorma, no specific accessibility modifications made.

Planning issues: None our Clients are Aware of.









Floor 1



Floor 2

Approximate total area⁽¹⁾

91.15 m²
981.13 ft²

Reduced headroom

0.01 m²
0.12 ft²

(1) Excluding balconies and terraces

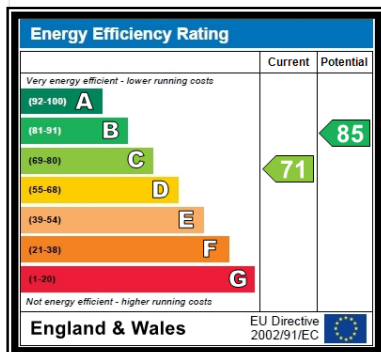
Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.

