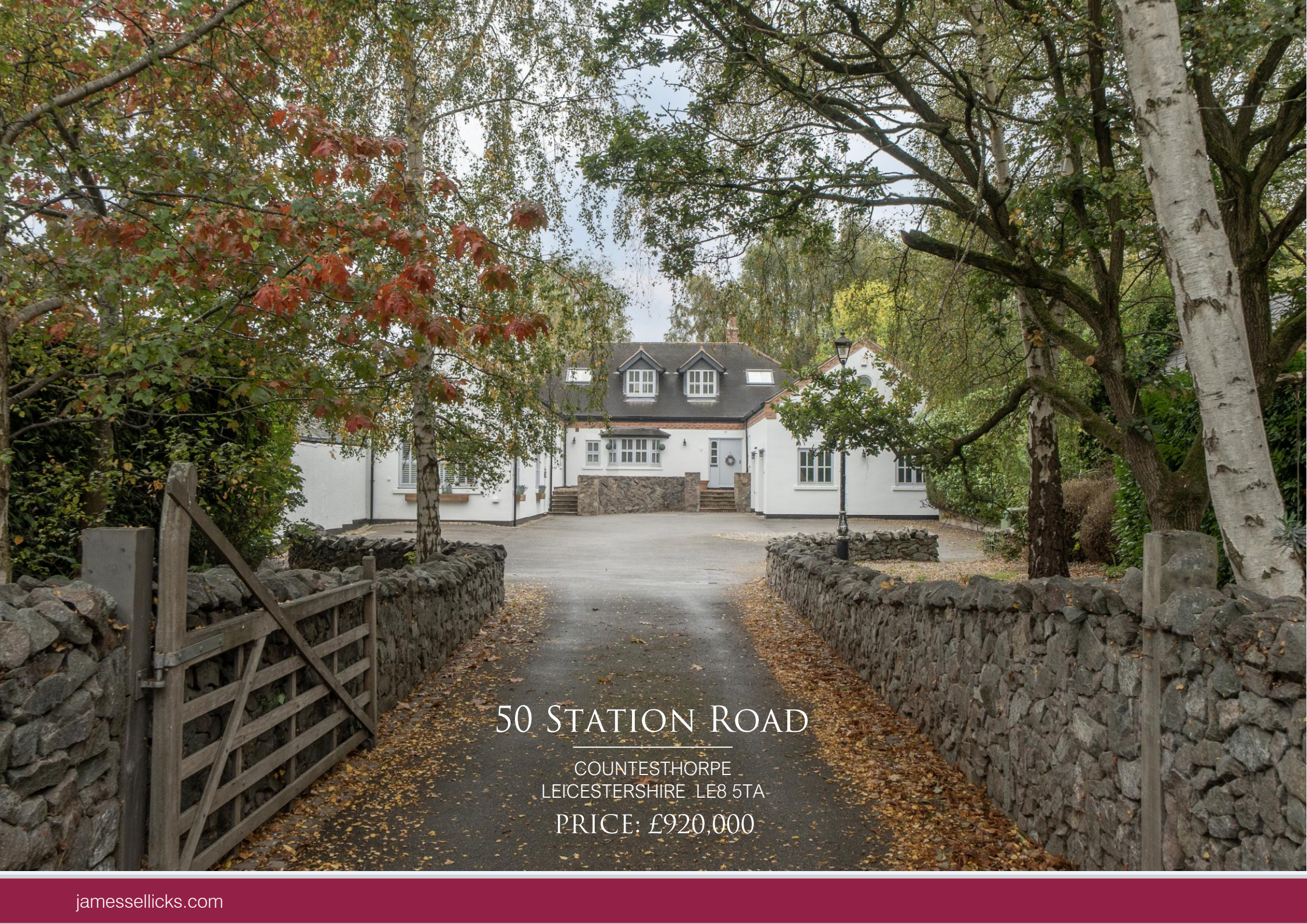




50 STATION ROAD

COUNTRESTHORPE
LEICESTERSHIRE LE8 5TA

PRICE: £920,000

Welcome to this truly magnificent, five bedroom detached family home, nestled in the heart of Countesthorpe and offering over 4,500 sq. ft. of beautifully appointed living space. Rich in character and charm, this remarkable home combines striking architectural features with modern comfort, creating a setting perfectly suited for both family life and grand entertaining.

Entrance hall • dining kitchen • utility room • two ground floor bedrooms with en-suites • family bathroom • party wing • first floor master bedroom with dressing area and en-suite • two further bedrooms • driveway • double garage • annexe • excellent rear garden • summerhouse • EPC – D

Accommodation

The welcoming entrance hall sets the tone, with its exposed brick feature wall, wooden beams, and beautiful flooring leading to the principal rooms. The dining kitchen is a stunning space - warm and inviting with high-quality units, marble preparation surfaces and a host of premium appliances including a Bosch oven, microwave and dishwasher, alongside a Rangemaster cooker with six-ring gas hob and extractor. Twin patio doors open to the garden, while a striking beam (believed to have originated from Foxton Locks) adds a wonderful sense of heritage. The open log burner creates a seamless connection through to the lounge which boasts double doors, a feature fireplace and patio doors framing views of the rear garden. A utility room provides practical space for laundry appliances, with additional storage, a sink, and another charming beam detail.

The ground-floor hosts two bedrooms, one currently used as an office, having a bay window with shutters, wooden flooring, fitted wardrobes, and an en-suite shower room and a further double bedroom again enjoying its own en-suite and beams, offering ideal guest accommodation. The family bathroom is notably spacious, with a corner Jacuzzi bath, separate shower, stylish tiling, a skylight feature and a heated towel rail, all complemented by exposed beams for a rustic-luxe feel.

The property also enjoys an impressive “party wing” - a spectacular vaulted space currently arranged as a dining and games area. With exposed beams, brickwork, and a mezzanine level complete with Velux windows, this stunning area offers endless versatility, ideal as an annexe, home office, studio, or entertainment suite.

To the first floor are three bedrooms, all full of character with panelled walls, exposed beams and shuttered windows throughout. The bright and airy principal suite includes a generous dressing area and a luxurious en-suite with Jacuzzi bath and bespoke fittings.

Outside

To the front of the property, framed by mature trees and a walled boundary ensuring privacy and a grand first impression is a sweeping driveway providing parking for ten or more vehicles and leading to a double garage with an annexe above, providing exceptional flexibility. Featuring exposed painted brickwork, a vaulted ceiling with a porthole window, a fully fitted kitchen and en-suite bathroom, perfect for extended family, guests, or as an independent studio space. The rear garden offers a wonderful balance of entertaining and relaxation space, with a decked terrace leading onto a lawn and a purpose-built summerhouse with power.







Location

The property lies in the heart of the village of Countesthorpe is located approximately eight miles south of Leicester the city centre. The village offers a wide range of local amenities including schooling, shopping, sporting and social facilities, and is also within easy reach of the M1/M69 motorway networks and associated Fosse Retail Park.

Tenure: Freehold

Local Authority: Blaby District Council

Tax Band: G

Listed Status: None.

Conservation Area: None.

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

Broadband delivered to the property: TBC

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: TBC

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.

Satnav Information

The property's postcode is LE8 5TA, and house number 50









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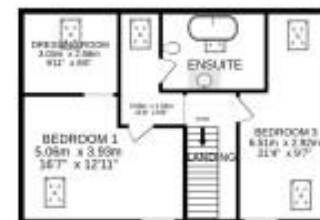
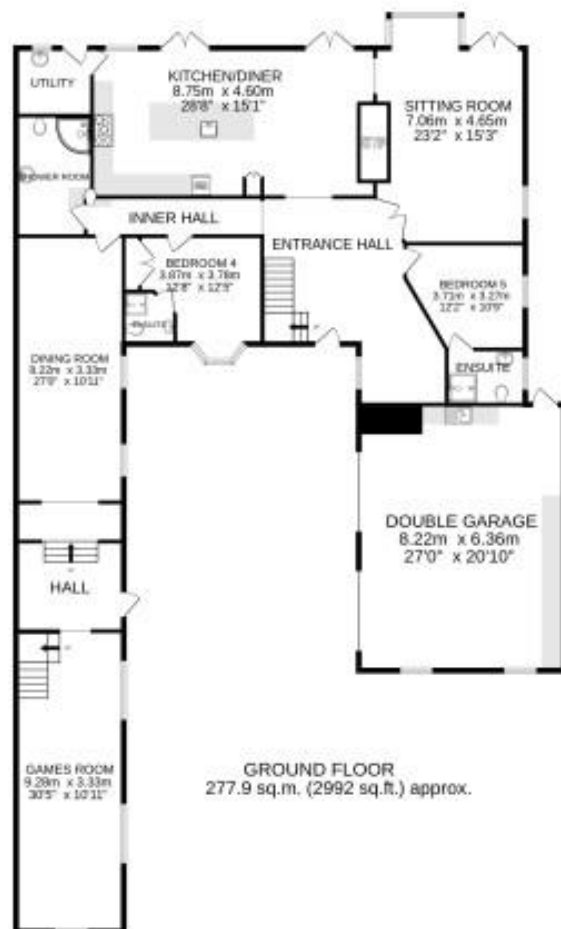
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4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



1ST FLOOR
146.4 sq.m. (1576 sq.ft.) approx.

50, Station Road Countesthorpe, Leicestershire LE8 5TA

Total Area : 4,568 Square Feet (424.3 Square Metres)

All measurements and illustrations are approximate and not drawn to scale.

This floorplan is for display purposes only and interested parties are advised to make their own independent enquiries. The Vendor, Agency and Supplier accept no liability for accuracy.