

JAMES
SELICKS



19 MARTHA CLOSE

COUNTESTHORPE, LEICESTERSHIRE

GUIDE PRICE £750,000

Tucked away at the end of a peaceful cul-de-sac, this striking executive home has been extensively remodelled to create a stylish, contemporary living space that blends luxury with practicality, ideal for modern family life.

Spacious reception hall • bespoke staircase • open-plan living kitchen • separate sitting room • family room • master bedroom with walk-in wardrobe & luxurious en-suite • four further bedrooms & two bathrooms • landscaped garden • covered entertaining area with hot tub, sauna & kitchen • electric gated driveway • covered carport • double garage • cul-de-sac setting • EPC - B

Location

This popular south Leicestershire village is located approximately seven miles from the city centre and provides a good range of local amenities including shopping, GP surgery and reputable schooling from primary through to secondary college. There is also a regular bus route and good road links to the M69/M1 motorway networks and Fosse Retail Park.

Accommodation

An impressive reception hall immediately sets the tone for the rest of this lovely home, featuring a bespoke oak and glass staircase and sleek flooring that flows throughout and housing a large cloak cupboard and a useful ground floor cloakroom with WC.

The heart of the home is the stunning open-plan living kitchen, boasting an excellent range of white urban gloss eye ad base level units and drawers with premium integrated appliances including a double oven, microwave, dishwasher, coffee machine, and triple fridge-freezer. Designed for both family life and entertaining, it opens onto spacious living and dining areas, perfect for gatherings. A separate sitting room with a contemporary freestanding log burner and media wall offers a cosy retreat, while a further family room provides versatile additional space. Completing the ground floor is a utility/shower room.

The superb first floor principal suite features a walk-in wardrobe and a beautifully refitted en-suite with twin sinks, a walk-in shower enclosure, and elegant contemporary fittings. Bedroom two also benefits from its own en-suite, while the remaining three bedrooms share a stylish family bathroom with both bath and shower.

Outside

Twin electrically operated gates give access to a generous block-paved driveway providing ample parking and leading to a double garage with automated doors, plus a covered carport. The rear garden has been thoughtfully designed for low maintenance and year-round enjoyment. An Astroturf lawn keeps things neat, while the covered entertaining area includes a hot tub, sauna, outdoor kitchen and overhead heating, the perfect setup for relaxed evenings or weekend get-togethers.

Tenure: Freehold. **Local Authority:** Blaby District Council, **Tax Band:** F

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: TBC

Accessibility: Two-storey property, no specific accessibility modifications made.

Planninn issues: TRC.











Approximate total area⁽¹⁾

188.6 m²
2033 ft²

Balconies and terraces

46.9 m²
505 ft²

Reduced headroom

0.8 m²
8 ft²

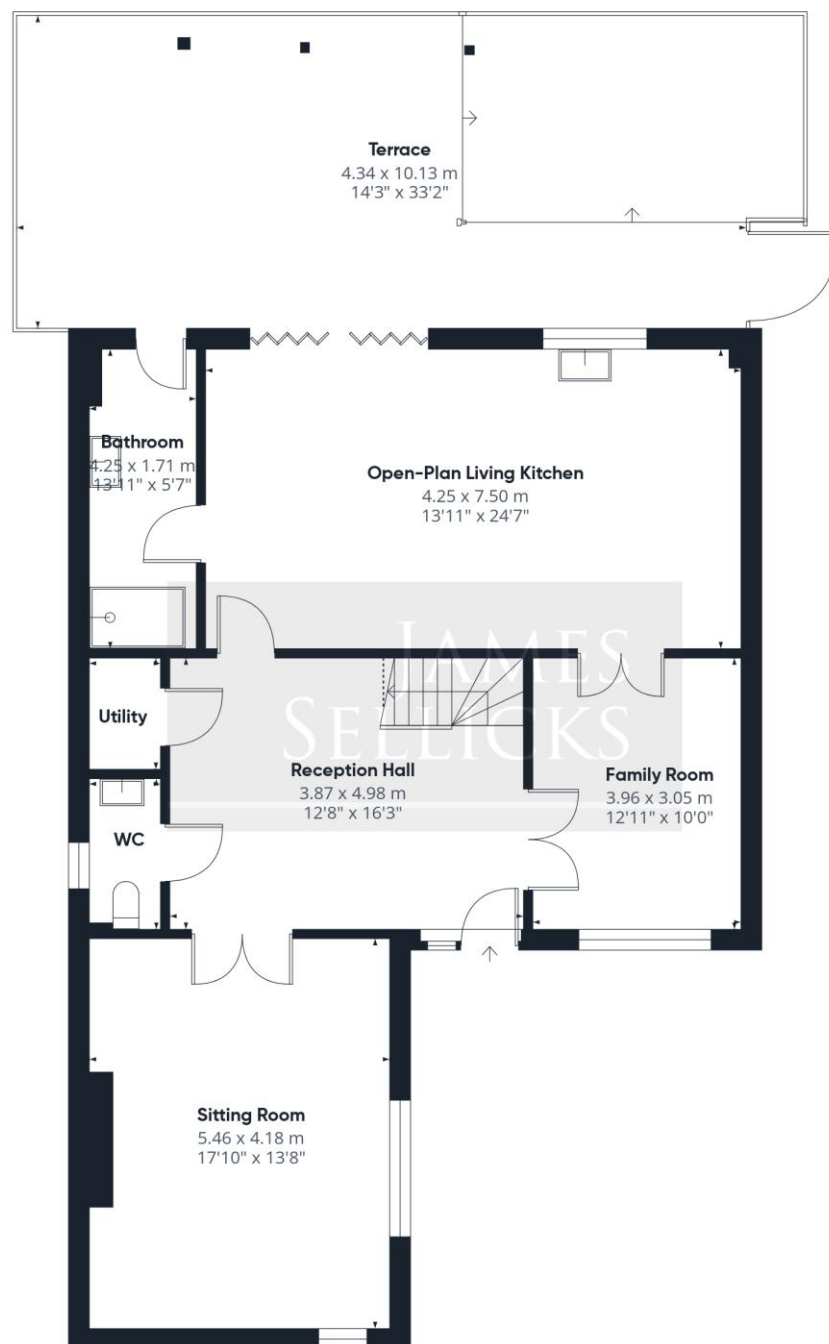
(1) Excluding balconies and terraces

Reduced headroom

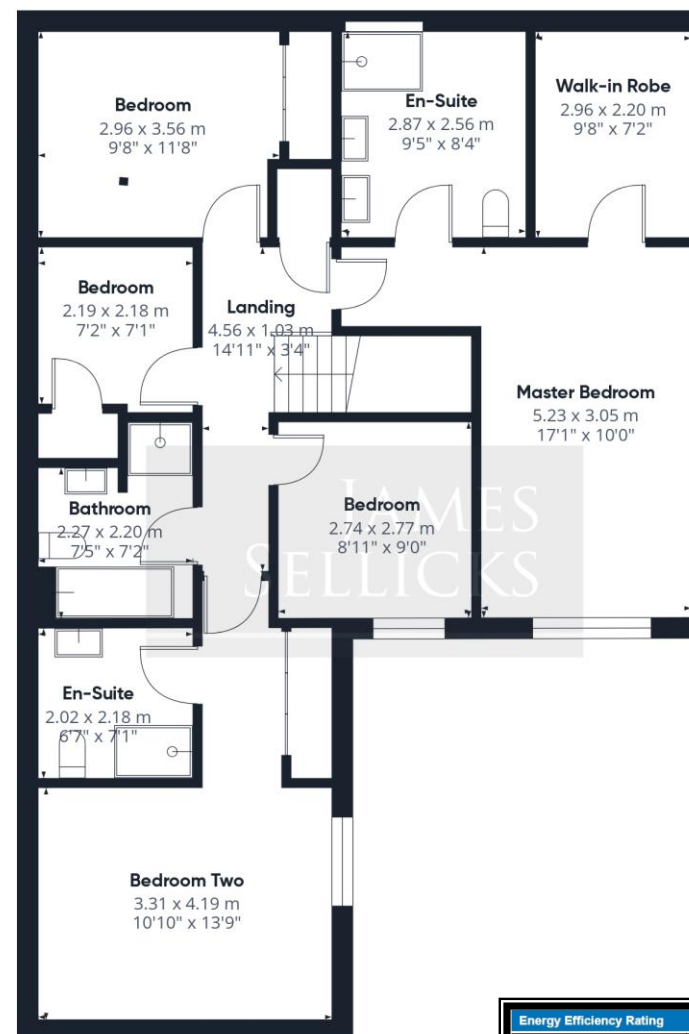
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

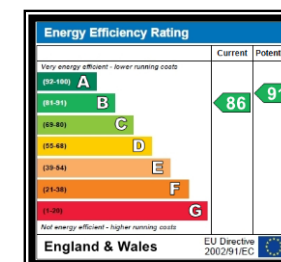
GIRAFFE360



Floor 1



Floor 2



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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.

