



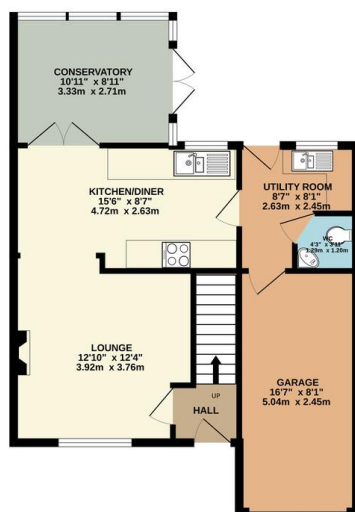
## FOR SALE

4 Bed Semi-Detached House in Scalborough Close, Countesthorpe  
£340,000

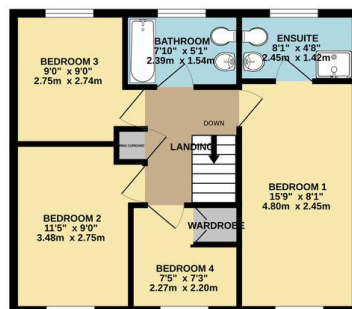
An impressive and spacious four bedroom semi detached property located in the desirable area of Countesthorpe, LE8. This extended home is perfect for families, offering light and spacious living space. The property boasts a generous master bedroom complete with en-suite, three additional well sized bedrooms and a stylish family bathroom. On the ground floor, the accommodation includes a welcoming entrance hall, a contemporary kitchen / diner and a convenient utility room and W.C. A bright orangery leads to the beautifully landscaped garden. Further benefits include a garage and ample off-road parking. Call Phillips George to view.



GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 1094 sq.ft. (101.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

- Extended Four Bedroom
- Semi Detached
- Highly Desirable Location
- Conservatory
- Utility & Ground Floor W.C
- Master Ensuite
- Well Presented Throughout
- No Upward Chain

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

