



MAYNARD
ESTATES



1 Gillam Butts
Countesthorpe, Leicester, LE8 5PX

£290,000



Brief Description

Nestled in the charming village of Countesthorpe, this delightful semi-detached house is a true gem waiting to be discovered. Spanning across 1,210 sq ft, this home has been LOVINGLY IMPROVED by its current owners, evident in the thoughtful extension that enhances its overall appeal. Situated on a CORNER POSITION, the property enjoys minimal through traffic, ensuring peace and privacy for its residents.

As you step inside, you are greeted by a welcoming entrance porch leading to the hallway, where a staircase rises to the first floor. The LIVING ROOM IS A COSY RETREAT with a lovely double glazed bow window, a charming FEATURE FIREPLACE, and an open aspect that seamlessly flows into the dining area. The dining space itself is BRIGHT AND AIRY, with double glazed sliding doors that open onto a delightful conservatory, offering views of the private West facing garden.

The MODERN KITCHEN, accessible through double doors from the dining area, presents an opportunity to create an open plan space. Complete with a range of contemporary wall and base units, integrated appliances, and a UTILITY AREA with access to the rear garden and a GROUND FLOOR WC.

Upstairs, the first floor landing provides access to all THREE GOOD SIZED BEDROOMS and a CONTEMPORARY SHOWER ROOM. The shower room features a corner shower unit, WC, Vanity Wash hand basin, and TASTEFUL FINISHES throughout.

Externally, the property CONTINUES TO IMPRESS with its beautifully landscaped rear garden, boasting paved patios, lush lawns, and planted borders within an enclosed fence boundary. The front garden is equally well-maintained, with a double-width block-paved driveway offering AMPLE OFF-ROAD PARKING leading to a SINGLE GARAGE with additional storage space.

In conclusion, this property offers a perfect blend of modern living and outdoor tranquillity, making it an ideal home for those seeking comfort and style in a peaceful setting. Don't miss the opportunity to make this charming house your own.





ON THE FIRST FLOOR

Entrance Porch
4'10" x 4'10" (1.47m x 1.47m)

Entrance Hall

Living Room
12'11" x 13'11" (3.94m x 4.24m)

Dining Area
9'11" x 11'1" (3.02m x 3.38m)

Conservatory
6'11" x 9'0" (2.11m x 2.74m)

Kitchen
10'8" x 9'6" (3.25m x 2.90m)

Utility Room
8'3" x 4'7" (2.51m x 1.40m)

Ground Floor W.C.
3'4" x 5'4" (1.02m x 1.63m)

ON THE FIRST FLOOR

Landing

Bedroom 1
9'11" x 13'3" (3.02m x 4.04m)

Bedroom 2
10'3" x 11'4" (3.12m x 3.45m)

Bedroom 3
6'7" x 10'4" (2.01m x 3.15m)

Shower Room
6'1" x 6'0" (1.85m x 1.83m)

ON THE OUTSIDE

Front Garden

Rear Garden

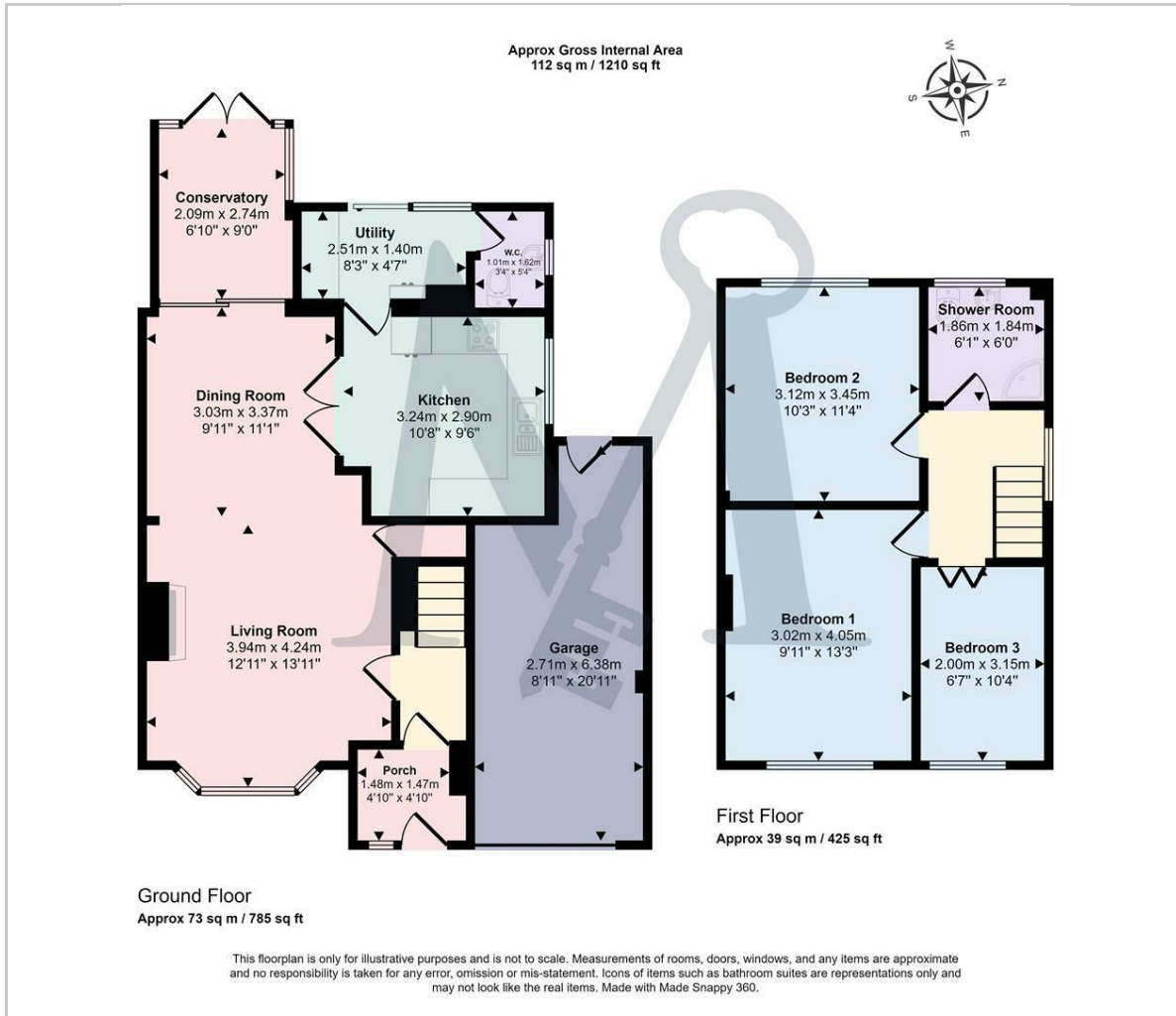
Driveway

Single Garage
8'11" x 20'11" (2.72m x 6.38m)





Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

