



Willoughby Road, Countesthorpe, Leicester, LE8 5UA



Part of
**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

Property Description

A five bedroomed extended detached family home with extensive rear gardens, situated within the highly desirable and sought after village of Countesthorpe. The property benefits from uPVC double glazing and gas fired central heating and comprises an entrance hall spacious lounge, separate sitting room, kitchen dining room, utility and w.c

To the first floor there is a landing, master bedroom with ensuite, four bedrooms and family bathroom.

Outside ample off-road parking and mature front gardens, double garage, large rear garden with patio areas and mainly laid to lawn garden with summer house.





Key Features

- Extended Detached Family Home
- 5 Bedrooms
- Family Bathroom and Ensuite
- Kitchen Dining Room, Spacious Lounge and Separate Sitting Room
- Utility and Downstairs W.C
- Established Rear Garden
- Double Garage and Off Road Parking
- Sought After Location
- EPC - D

Price
£675,000

Location

The property is located on the fringes of the popular and sought after South Leicestershire village of Countesthorpe which provides excellent shopping, educational and recreational facilities, good access to local communication networks including the M1 and M69 motorways, Fosse Park shopping centre and Leicester city centre which enjoys the benefit of the inner and outer ring road system and mainline railway station with services in all directions including London St. Pancras.

Accommodation in Detail

Ground Floor

Entrance Hallway

Via composite front door, staircase rising to the first floor, solid wood flooring, vertical radiator, understairs cupboard.

Lounge

With inset multi-fuel woodburning stove, engineered oak flooring, lantern skylight to ceiling and bifold doors to rear garden. X 2 vertical radiators.

Kitchen Dining Room

Fitted with a range of wall and base level units with Corian worksurface over, inset sink with stainless steel tap. Fitted appliances including double oven, gas hob with extractor hood over, dishwasher, freezer and wine cooler. Tiled flooring and tiled splashback, Bifold doors leading to rear garden, lantern skylight to ceiling, two vertical radiators. Archway through to utility room.

Utility

Fitted with a range of base level units with Corian worktop over, inset sink with

stainless steel tap. Tiled floor, tiled splashback and radiator. Space for washing machine. UPVC Double glazed window and door to side elevation.

Sitting Room

With UPVC double glazed windows to the front and side elevation, radiator, engineered oak flooring,

Cloaks / W.C

Comprising low flush W.C and wash hand basin, towel style radiator, tiled walls and tiled flooring. UPVC double glazed window to side elevation.

First Floor

Landing

With doors to bedrooms and family bathroom, cupboard housing condenser boiler. Loft hatch with drop down ladder.

Bedroom One

With UPVC double glazed window to the front elevation, engineered oak wood flooring, radiator, vaulted ceiling, loft hatch and door way to;

Ensuite

Comprising low flush w.c, fitted vanity unity with wash hand basin, walk in shower, tiled splashback and tiled flooring, spotlights to ceiling, towel radiator, heated mirror with additional lighting and shaving point. UPVC double glazed window to the side elevation.

Bedroom Two

With UPVC double glazed window to the front elevation, engineered oak wood flooring, radiator.

Bedroom Three

With UPVC double glazed window to the rear elevation, engineered oak wood flooring, radiator.





Bedroom Four

With UPVC double glazed window to the rear elevation, radiator.

Bedroom Five

With UPVC double glazed window to the rear elevation, built in storage and radiator.

Family Bathroom

Comprising low flush W.C, bath with shower over, fitted vanity sink with under unit lighting. Tiled walls and floor, ladder style rail and spotlights to ceiling. Two UPVC double glazed windows to the rear elevation.

Outside

Double Garage

With electric shutter door. UPVC door leading to side access.

Front and Rear Gardens

To the front of the property there is block paved driveway with ample car standing leading to garage, front mature mainly laid to lawn garden with hedged borders. Side access leads to the rear garden with paved patio areas, lawned garden with deep floral herbaceous borders and a variety of trees and shrubs. Summer house and two sheds..

Anti Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Appraisals & Surveys

If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on .

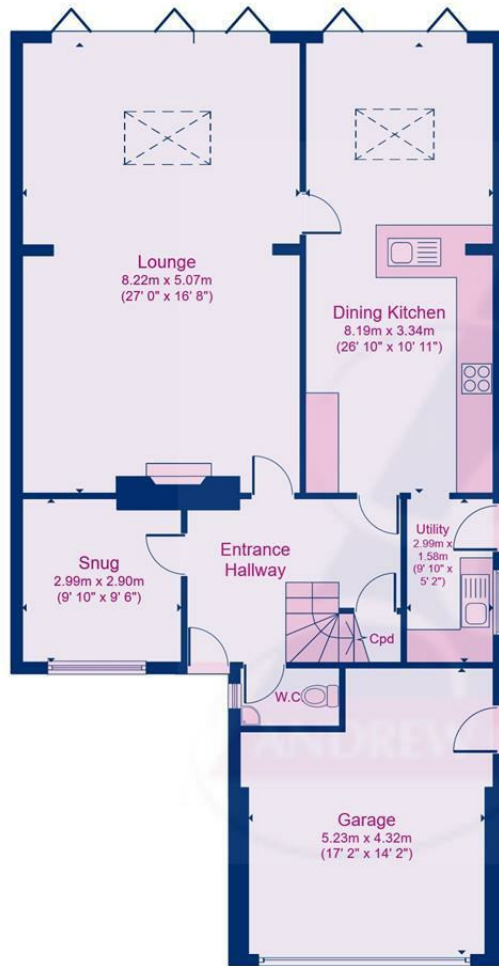
Energy Performance Rating - D

Council Tax & Tenure

We understand the property to be freehold with vacant possession upon completion. Blaby District Council - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.



Floorplan



Ground Floor



First Floor

Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - E

Local Authority
Blaby District Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Leicester (AG) office on 0116 242 9922



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS