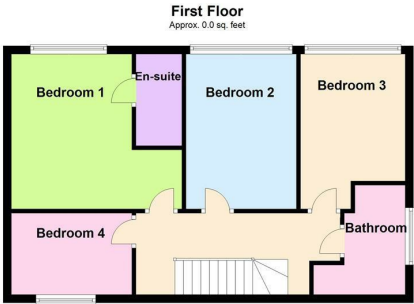


FLOOR PLAN

DIMENSIONS

- Entrance Hall
- Lounge
18'11 x 13'08 (5.77m x 4.17m)
- Family Living Kitchen
18'01 x 16'09 (5.51m x 5.11m)
- Downstairs Cloakroom
3'05 x 5'05 (1.04m x 1.65m)
- Games Room
15'09 x 7'08 (4.80m x 2.34m)
- Landing
- Bedroom One
12'02 x 9'10 (3.71m x 3.00m)
- En Suite
- Bedroom Two
12'02 x 8'09 (3.71m x 2.67m)
- Bedroom Three
12'02 x 8'03 (3.71m x 2.51m)
- Bedroom Four
6'07 x 9'01 (2.01m x 2.77m)
- Family Bathroom
7'07 x 7'08 (2.31m x 2.34m)
- Garage Storage
17'03 x 6'10 (5.26m x 2.08m)

Summer House

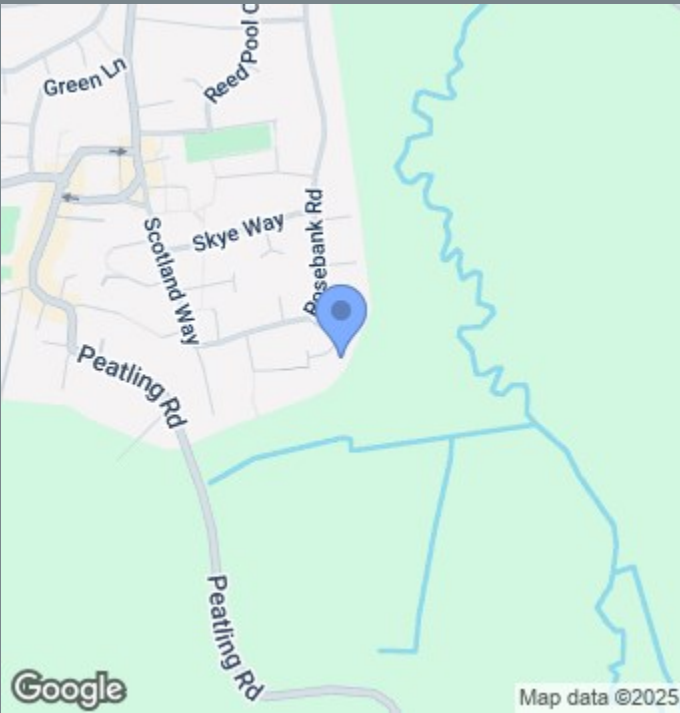


OVERVIEW

- Stunning Detached Family Home
- Open Views To Rear & No Onward Chain
- Entrance Hall & Downstairs Cloakroom
- Lounge & Family Living Kitchen
- Games Room & Landing
- Four Bedrooms, En Suite & Family Bathroom
- Driveway & Garage
- Landscaped Garden & Summer House
- EER Rating - C, Freehold
- Council tax Band - D

LOCATION LOCATION....

Countesthorpe, a charming village in Leicestershire, offers a serene escape with its picturesque streets, green spaces, and community feel. Residents enjoy local amenities, easy access to nature, and a tranquil setting ideal for families, professionals, and retirees seeking a peaceful retreat. This village blends rural beauty with modern convenience, creating a sought-after destination for those embracing a relaxed lifestyle in a quintessentially English setting. For those who commute, the M1/M69 is a short drive away. Or if you enjoy exploring nearby areas, excellent road and public transport links make accessing Leicester City Centre and Fosse Park a breeze.



THE INSIDE STORY

This stunning detached family home, nestled in a quiet cul-de-sac, offers breath taking open views to the rear and is presented with the advantage of no onward chain. As you enter, the welcoming entrance hall sets the tone for the elegance and comfort that awaits throughout the property. The lounge is a highlight, featuring French doors that open onto a patio, perfect for enjoying the serene views and seamlessly connecting indoor and outdoor living spaces. Adjacent, the family living kitchen is a hub of modern living, complete with a matching island that serves as both a stylish centrepiece and a practical workspace. The kitchen is equipped with two eye-level ovens, an integrated dishwasher, and French doors leading into the garden, further enhancing the home's connection with nature. A downstairs cloakroom adds to the convenience and practicality of the layout. Upstairs, the landing leads to four well-appointed bedrooms, with the primary bedroom featuring an en suite, providing a private and luxurious retreat. The remaining bedrooms are versatile and can be adapted to suit various needs, whether as additional bedrooms, a home office, or a playroom. The family bathroom serves the other bedrooms, ensuring comfort and convenience for the whole family. Outside, the property boasts a block-paved driveway, providing ample off-street parking, and a beautifully landscaped garden with a raised patio, ideal for al fresco dining and entertaining. The summer house, set up as a bar, adds a unique and enjoyable space for social gatherings. Furthermore, the garage has been cleverly split to create a playroom and storage area, adding to the home's functionality and appeal. This detached family home is a perfect blend of style, comfort, and practicality, making it an ideal choice for those seeking a high-quality living experience in a tranquil setting.

