

FLOOR PLAN

DIMENSIONS

Entrance Hall
13'06 x 8'08 (4.11m x 2.64m)

Lounge
16'09 x 10'09 (5.11m x 3.28m)

Dining Kitchen
11'03 x 17'09 (3.43m x 5.41m)

Downstairs Cloakroom
5'11 x 2'11 (1.80m x 0.89m)

Landing

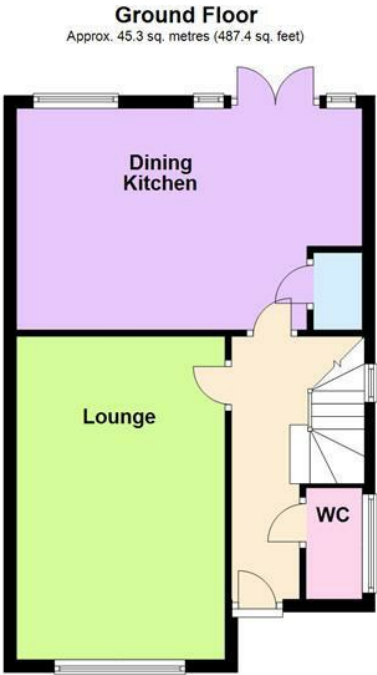
Bedroom One
11'04 x 10'09 (3.45m x 3.28m)

En Suite
4' x 7' (1.22m x 2.13m)

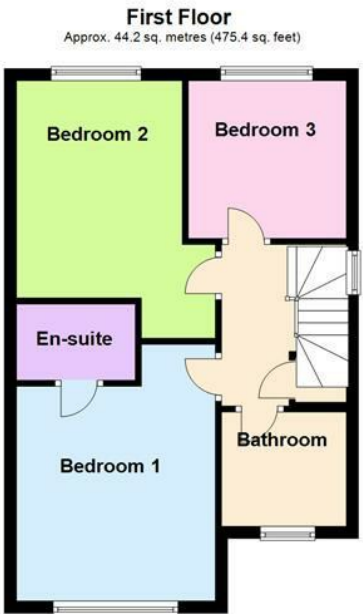
Bedroom Two
11'08 x 8'10 (3.56m x 2.69m)

Bedroom Three
8'03 x 8'07 (2.51m x 2.62m)

Bathroom
5'07 x 6'07 (1.70m x 2.01m)



Total area: approx. 89.4 sq. metres (962.8 sq. feet)



7 Royal Drive, Countesthorpe, Leicester, LE8 5UF

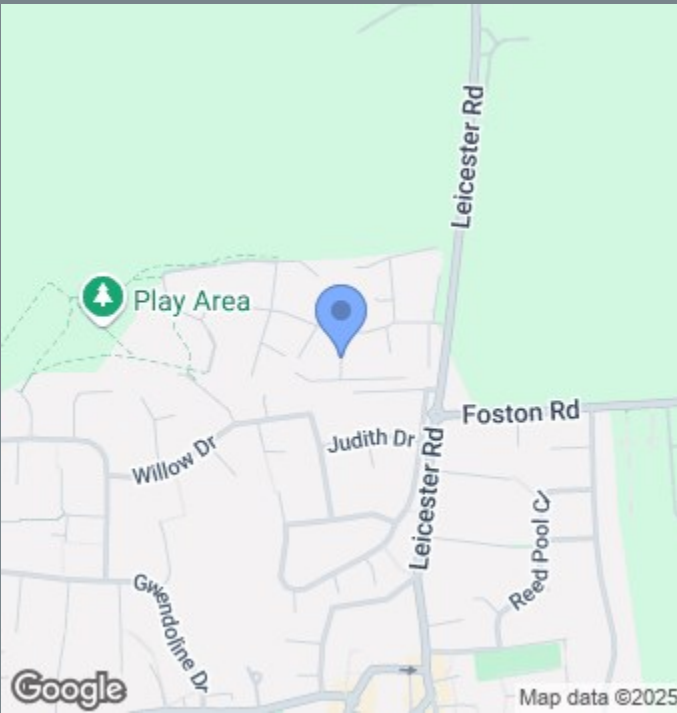
Offers In Excess Of £290,000

OVERVIEW

- Stunning Family Home
- Fabulous Corner Plot
- Sought After Location
- Entrance Hall & Downstairs Cloakroom
- Lounge & Dining Kithcen
- Three Bedrooms
- En Suite To Primare & Family Bathroom
- Driveway & Enclosed Garden
- EER Rating - tbc
- Freehold, Council Tax Band - C

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

Discover this stunning family home situated on a modern development, perfectly positioned on a fabulous corner plot. As you enter, you are greeted by an inviting entrance hall that sets the tone for the rest of the house. The spacious lounge is tastefully decorated and features a window to the front, allowing natural light to flood the room. Adjacent to the lounge is a modern dining kitchen, equipped with an integrated fridge freezer, eye-level oven, microwave and hob with an extractor above. The dining area provides ample space for a table and chairs, and French doors open up to the beautiful garden, creating a seamless indoor-outdoor living experience. Conveniently located off the kitchen is a cupboard that houses the washing machine and tumble dryer, ensuring laundry duties are kept out of sight. A downstairs cloakroom adds to the practicality of the home. Upstairs, the landing leads to three well-appointed bedrooms. The primary bedroom boasts an en-suite shower room and fitted wardrobes, offering both comfort and convenience. The remaining two bedrooms are generously sized, providing flexibility for family members or guests. The family bathroom is modern and stylish, catering to the needs of the entire household. Outside, the driveway provides ample parking space, while the walled garden features a patio and raised decked area, perfect for relaxation and entertaining.

