



Connells

Iona Way
Countesthorpe Leicester



Property Description

Countesthorpe is a large village and civil parish in the Leicestershire district of Blaby. The village boasts its own church which still has the 14th century tower. The village has public houses, two small supermarkets and an award winning Indian restaurant. Countesthorpe provides schooling for all ages with Greenfield Primary, Countesthorpe Leysland Community College.

This property is being offered to the market with no onward chain. The property comprises of three bedrooms, a lounge/diner, downstairs WC and a garage. Situated in a quite location viewing is highly recommended.

Lounge/ Diner

13' 9" max x 23' 3" max (4.19m max x 7.09m max)

With a double glazed window to the front of the property, gas fireplace, three central heating radiators and double glazed patio doors to the rear of the property.

Kitchen

10' 4" x 9' 4" (3.15m x 2.84m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, electric oven, gas hob, integrated dish washer, integrated fridge freezer, plumbing for a washing machine, tiled flooring, door to the side of the property and double glazed window to the rear of the property.



Entrance Hall

With a door to the side of the property, storage cupboard, door through to the garage and access to the cloakroom.

Inner Hall

With a door from the entrance hall and stairs rising to the first floor.

Cloakroom

With a wc, wash hand basin, electric heater and double glazed window to the rear of the property.

First Floor Landing

With stairs rising from the hall and a double glazed window to the side of the property.

Bedroom One

11' 4" x 11' 2" (3.45m x 3.40m)

With a double glazed window to the front of the property, built in storage and central heating radiator.

Bedroom Two

11' 2" max x 9' 9" max (3.40m max x 2.97m max)

With a double glazed window to the rear of the property, built in storage and central heating radiator.

Bedroom Three

7' 7" x 6' 5" (2.31m x 1.96m)

With a double glazed window to the front of the property and central heating radiator.

Bathroom

There is a bath with shower over, wash hand basin, central heating radiator and double glazed window to the rear of the property.

Separate W.C.

With a wc, central heating radiator and window to the side of the property.

Outside

To the front of the property there is a private driveway providing off road parking and leads to the garage, a lawned area and path to the front door.

The rear garden has a patio area, lawn, mature shrubs and fenced borders.

Garage

16' 3" x 7' 8" (4.95m x 2.34m)

With up and over door and single internal door to the hallway.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA308229

directions to this property:

Proceed out of Blaby along Cross Street and turn right onto Sycamore Street. Turn left at the mini roundabout onto Hospital Lane and at the end of the road turn right onto Leicester Road. Turn left onto Foston Road, right onto Rosebank Road and Iona Way is the first turning on the left where the property is situated.

EPC Rating: D

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA308229 - 0009