



**Connells**

The Dales  
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 four bedroom detached property is situated in the sought after location of The Dales in Countesthorpe. The property is well presented throughout and would make an ideal family home. Call now to view on 0116 2477477.

## Entrance Hall

With a door to the front of the property, stairs to the first floor and central heating radiator.

## Lounge

16' 4" x 13' 8" ( 4.98m x 4.17m )

With a double glazed square bay window to the front of the property, coving to the ceiling and central heating radiator.

## Dining Room

11' 2" x 8' 10" ( 3.40m x 2.69m )

With a central heating radiator, coving to the ceiling and double glazed French doors to the rear garden.

## Kitchen

16' 5" x 10' 4" ( 5.00m x 3.15m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, breakfast bar area, Pantry, electric oven, electric hob with cooker hood over, plumbing for a washing machine, tiled flooring, spot lights to the ceiling, central heating radiator, double glazed windows to the rear and side of the property and door to the side of the property. There is a door leading to the integral garage which also gives access to the downstairs cloakroom.

## Cloakroom

With a wc and wash hand basin.

## First Floor Landing

With stairs rising from the hallway, airing cupboard, loft access and double glazed window to the front of the property.

## Bedroom One

14' 9" x 11' 1" ( 4.50m x 3.38m )

With a double glazed window to the front of the property, double built in wardrobes, central heating radiator, coving to the ceiling and door to the en-suite.

## En-Suite

There is a shower cubicle, wash hand basin, wc, heated towel radiator, tiled walls and double glazed window to the side of the property.

## Bedroom Two

10' 10" x 8' ( 3.30m x 2.44m )

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

## Bedroom Three

9' 6" x 8' 4" ( 2.90m x 2.54m )

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

## Bedroom Four

8' 4" x 8' 2" ( 2.54m x 2.49m )

With a double glazed window to the rear of the property and radiator.

## Family Bathroom

There is a bath with shower over, wash hand basin, wc, tiled walls, tiled floor, heated chrome towel radiator and double glazed window to the rear of the property.

## Outside

To the front of the property there is a driveway providing off road parking and leads to the garage and a lawned area with mature shrubs,

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

## Garage

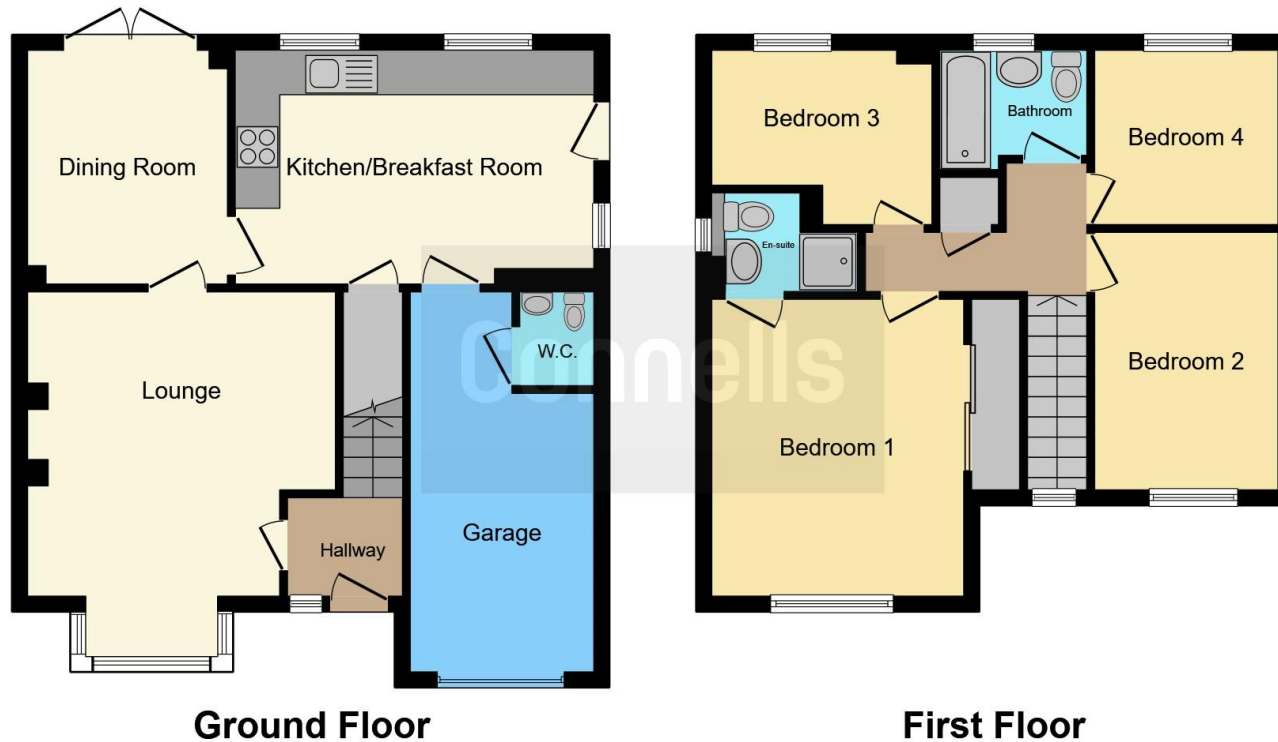
17' 5" x 8' 6" ( 5.31m x 2.59m )

With an up and over door and power and lighting, door to the kitchen and access to the downstairs cloakroom.









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

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**view this property online [connells.co.uk/Property/BLA308713](http://connells.co.uk/Property/BLA308713)**

**directions to this property:**

Proceed out of Blaby along Welford Road, continue along onto Winchester Road to the village of Countesthorpe. Turn left onto Leysland Avenue, right onto Sunbury Rise and right onto The Dales where the property is situated.

**EPC Rating: C**

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.

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