



**Connells**

Gwendoline Drive  
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 three bedroom property is situated on the sought after location of Gwendoline Drive in Countesthorpe. The property is well presented throughout and would make an ideal family home with a good sized plot. Viewing is recommended to appreciate the accommodation on offer.

### Entrance Porch

With a door at the side of the porch, a window at the side and door through to the lounge.

### Lounge

17' 4" max x 11' 11" ( 5.28m max x 3.63m )

There is a double glazed window to the front of the property, stairs rising to the first floor, radiator and electric fireplace.

### Dining Room

10' 2" x 7' 6" ( 3.10m x 2.29m )

With double glazed patio doors to the rear of the property and central heating radiator.

### Kitchen

10' 10" x 9' 5" ( 3.30m x 2.87m )

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven and induction hob with cooker hood over, plumbing for a washing machine, under stairs cupboard, door to the side of the property and double glazed window to the rear of the property overlooking the garden.



## First Floor Landing

With stairs rising from the ground floor, airing cupboard, loft access and double glazed window to the side of the property.

## Bedroom One

12' 3" x 10' max ( 3.73m x 3.05m max )

With a double glazed window to the front of the property, fitted wardrobes, drawers and bedside tables and a central heating radiator.

## Bedroom Two

10' 6" x 8' 9" ( 3.20m x 2.67m )

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

## Bedroom Three

7' 6" x 6' 11" ( 2.29m x 2.11m )

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

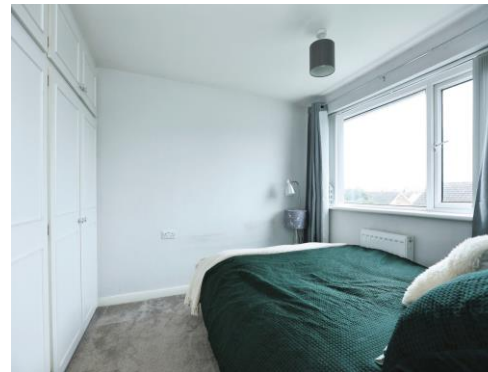
## Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc, tiled walls, heated chrome towel radiator, under floor heating and double glazed windows to the rear and side of the property.

## Outside

At the front of the property there is a driveway providing ample off road parking and leads to the garage.

The rear garden has side gate access, a lawn, two patio seating areas and fence and hedged borders.



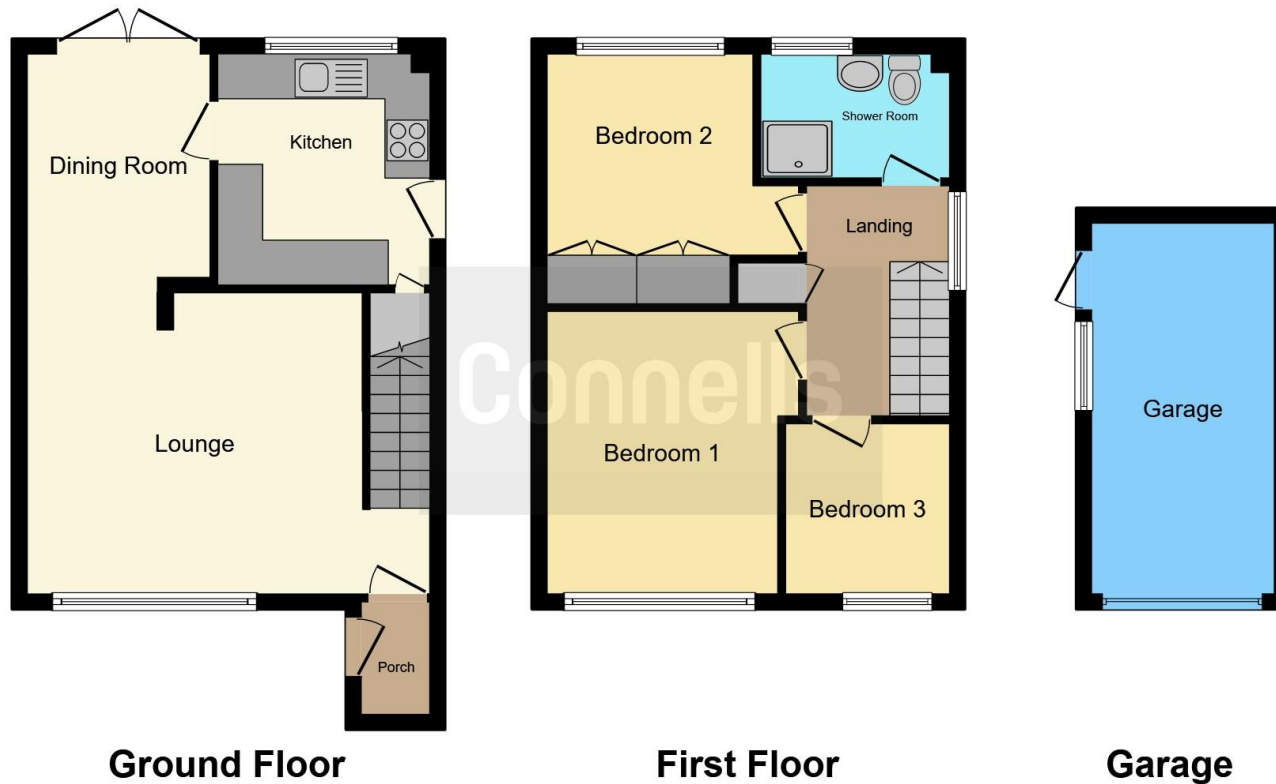












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**view this property online [connells.co.uk/Property/BLA308775](http://connells.co.uk/Property/BLA308775)**

**directions to this property:**

Proceed out of Blaby along Sycamore Street which becomes Winchester Road towards the village of Countesthorpe. Turn left onto Cosby Road and continue along onto Station Road. Turn left onto Gwendoline Drive where the property is located.

**EPC Rating: D**

Tenure: Freehold



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