



**Connells**

Foston Road  
Countesthorpe Leicester



# Foston Road Countesthorpe Leicester LE8 5QP

for sale offers in excess of  
**£170,000**



## 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 unique property is situated in the sought after location of Countesthorpe. The property is spacious throughout and is detached and has been converted from a Victorian factory workshop into a residential property by the current owner. Viewing is recommended.

## Entrance Porch

With a door to the front and a door through to the lounge/kitchen.

## Open Plan Lounge/ Kitchen:

### Lounge Area

There are two double glazed windows to the side of the property, laminate flooring, LED spot lighting, brick built fireplace and double glazed patio doors to the rear.

### Kitchen Area

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, electric oven and hob with cooker hood over, central heating radiator and double glazed window to the side of the property.



## First Floor Landing

With stairs rising from the hallway to this spacious landing and there are two double glazed windows to the side.

## Bedroom One

17' 5" x 10' 11" ( 5.31m x 3.33m )

With a double glazed window to the side of the property, vertical radiator and exposed brick built feature fireplace with original cast iron fire.

## Bedroom Two

9' 1" x 7' 7" ( 2.77m x 2.31m )

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

## Family Bathroom

There is a bath with mixer taps, shower cubicle, wash hand basin, wc, partly tiled walls, LED spot lights, radiator and double glazed window to the side of the property.

## Outside

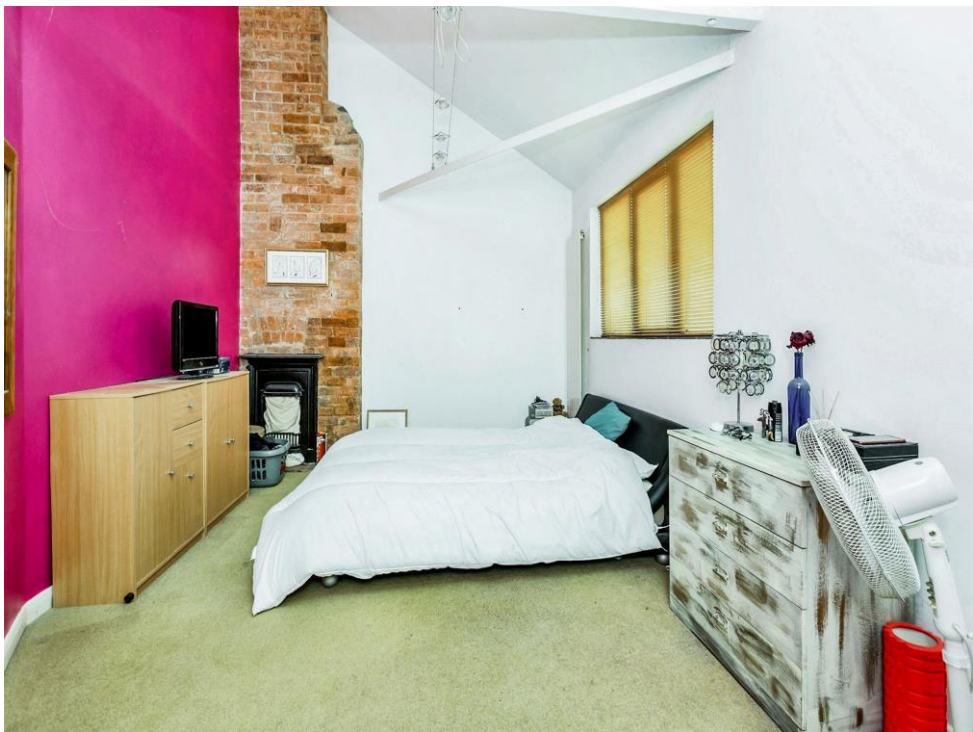
The rear garden has a lawn, patio area at the rear and fenced and brick wall borders.

## Agents Note:

There is an easement on the title, please enquire with the branch.

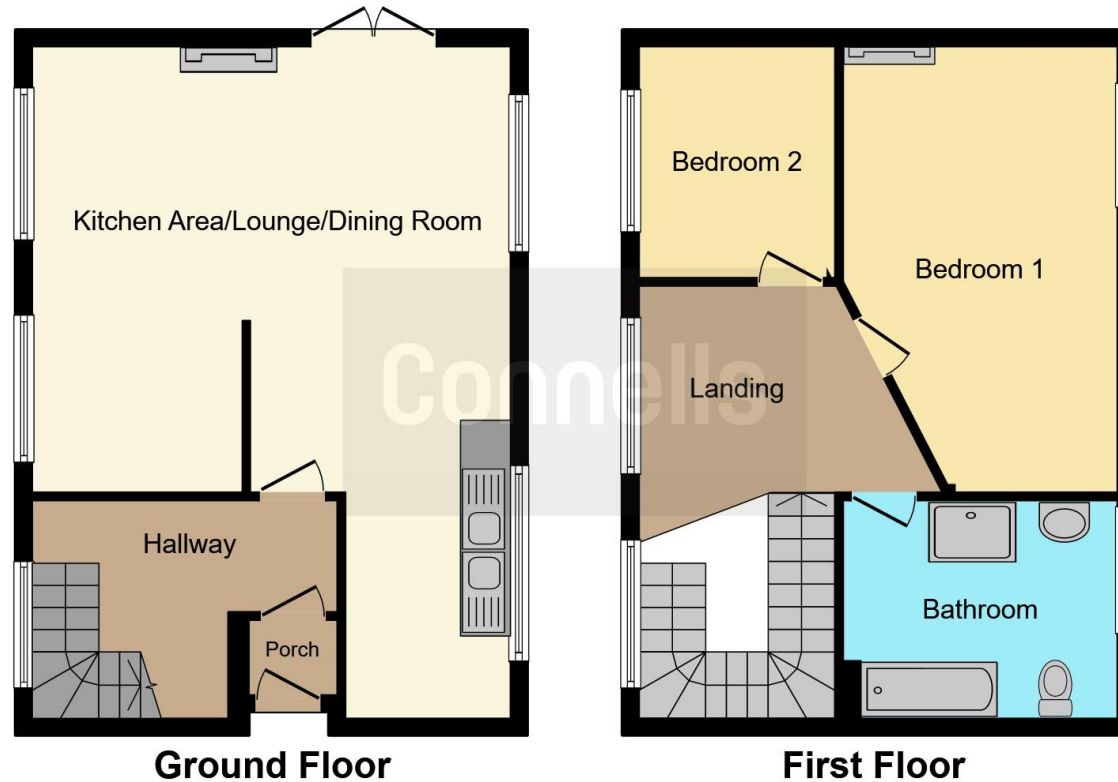












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

#### directions to this property:

Proceed out of Blaby along Winchester Road, at the mini roundabout turn left onto Hospital Lane. Continue along and at the end of the road turn right onto Leicester Road, Countesthorpe. At the next mini roundabout turn left onto Foston Road where the property is situated on the right hand side.

**EPC Rating: E**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/BLA308889](http://connells.co.uk/Property/BLA308889)



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](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: BLA308889 - 0013