



Connells

Wigston Street
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 two bedroom property is being sold with no onward chain and would make an ideal first time or investment purchase. The property is situated close to amenities and is well presented throughout. Viewing is highly recommended,

Open Plan Lounge/ Kitchen

22' 10" x 14' 4" (6.96m x 4.37m)

Lounge Area

There is a door to the front, double glazed window to the front of the property, 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, gas hob with cooker hood over, central heating radiator, stairs rising to the first floor and double glazed window to the rear of the property.

Boot Room/ Lean To

15' 4" x 5' 4" (4.67m x 1.63m)

There is plumbing for a washing machine and door to the rear of the property.



First Floor Landing

With loft access and two airing/storage cupboards.

Bedroom One

13' 6" x 8' 10" (4.11m x 2.69m)

With two double glazed windows to the front of the property, central heating radiator and built in wardrobes.

Bedroom Two

10' 1" x 8' 1" (3.07m x 2.46m)

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

Bathroom

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

Outside

To the front there is a small walled garden with wooden gate.

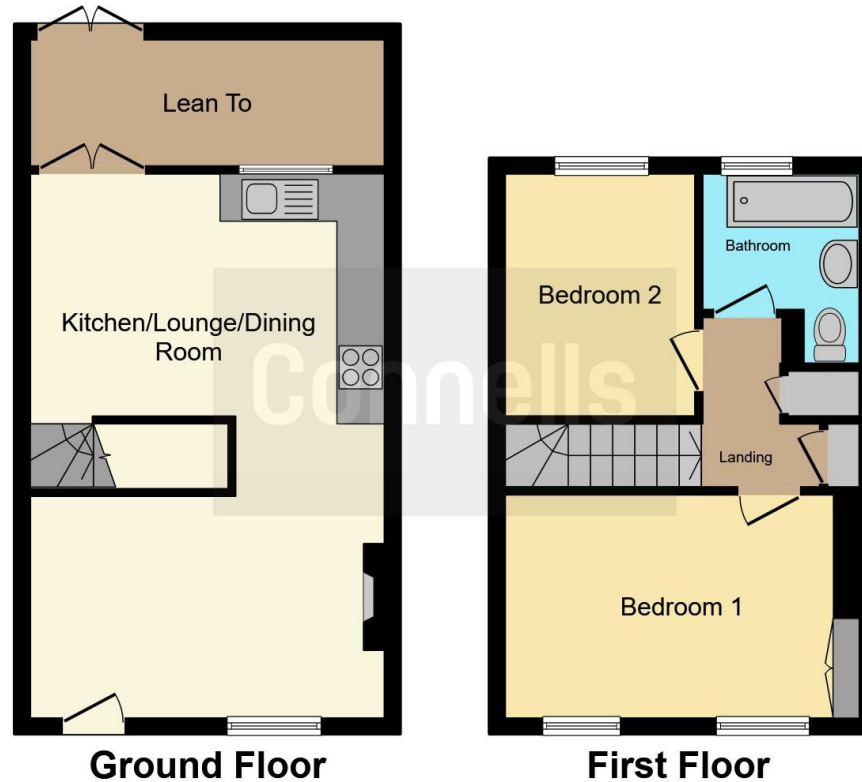
To the rear there is a patio area and a small walled and grassed garden.

There is also a garage with the property.









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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA308924

directions to this property:

Proceed out of Blaby along Sycamore Street, which becomes Welford Road. At the roundabout turn left onto Hospital Lane. At the end of the road turn right onto Leicester Road and continue to the village of Countesthorpe. Continue straight ahead at the mini roundabout which then leads to Wigston Street where the property is situated on the right hand side.

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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