



**Connells**

The Coppice  
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 mid terrace bungalow is located in a cul-de-sac position and benefits from a lounge, kitchen, bedroom and shower room. There is also a low maintenance rear garden. Viewing is highly recommended.

## Entrance Hall

With a door to the front of the property and a storage cupboard.

## Lounge

14' 10" x 10' 10" ( 4.52m x 3.30m )

With an electric fire with feature surround, coving to the ceiling, two central heating radiators and double glazed sliding patio doors to the rear.

## Kitchen

10' 1" x 9' 7" ( 3.07m x 2.92m )

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, plumbing for a washing machine, space for a cooker. space for a fridge freezer, tiled flooring and window to the front of the property.



## Bedroom

11' 1" max x 8' 10" ( 3.38m max x 2.69m )

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

## Shower Room

There is a walk in shower cubicle with electric shower and pull down seat, wash hand basin, wc, partly tiled walls, tiled flooring, central heating radiator and obscure double glazed window to the front of the property.

## Outside

At the front of the property there is block paving.

There is a low maintenance rear garden with a brick built shed and fenced 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)

To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLA309005](http://connells.co.uk/Property/BLA309005)**

#### **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, left onto The Chestnuts and left again onto Walnut Way. The Coppice is located on the right hand side where the property is located.

**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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