



**Connells**

Borrowcup Close  
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 Academy.

This spacious and well presented detached family home is located at the end of a cul-de-sac in a popular area of Countesthorpe. With three reception rooms, utility, conservatory and a double garage, viewing is a must.

## Entrance Hall

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

## Cloakroom

There is a wc, wash hand basin, central heating radiator and double glazed window to the front of the property.

## Lounge

17' 10" x 11' 9" ( 5.44m x 3.58m )

With a double glazed bow window to the front of the property, central heating radiator, coving to the ceiling and gas fire with feature surround.

## Dining Room

11' 4" x 9' 1" ( 3.45m x 2.77m )

With a central heating radiator, coving to the ceiling, oak flooring and bi-folding doors to the conservatory.

## Conservatory

12' 4" x 12' 3" ( 3.76m x 3.73m )

With a central heating radiator, upvc windows to the sides and rear and double doors leading out to the garden.

## Study

11' 2" max x 9' 8" ( 3.40m max x 2.95m )

With double glazed windows to the front and side of the property, coving to the ceiling, laminate flooring and a central heating radiator.

## Kitchen

13' 2" x 10' 7" ( 4.01m x 3.23m )

Fitted with matching wall and base units, quartz work surfaces housing the sink drainer, integrated double electric oven, gas hob with cooker hood over, integrated dish washer, central heating radiator and window to the rear of the property.

## Utility Room

11' x 5' 2" ( 3.35m x 1.57m )

With wall and base units, work surfaces housing the stainless steel sink drainer, integrated fridge/freezer, integrated washing machine and door to the rear of the property.

## First Floor Landing

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

## Bedroom One

17' 4" max x 12' 2" ( 5.28m max x 3.71m )

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

## En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc, partly tiled walls, central heating radiator and window to the side of the property.

## Bedroom Two

10' 8" x 10' 1" ( 3.25m x 3.07m )

Double glazed window to the front of the property and central heating radiator.

## Bedroom Three

11' 8" x 9' 1" ( 3.56m x 2.77m )

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

## Bedroom Four

10' 11" x 7' 11" ( 3.33m x 2.41m )

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

## Family Bathroom

There is a 'P' shaped bath with mixer taps and shower over, wash hand basin in a vanity unit, wc with concealed cistern, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

## Outside

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

There is a gravelled garden area at the side of the property.

The rear garden has a patio areas, lawn, flower beds with mature shrubs and fenced borders.

## Double Garage

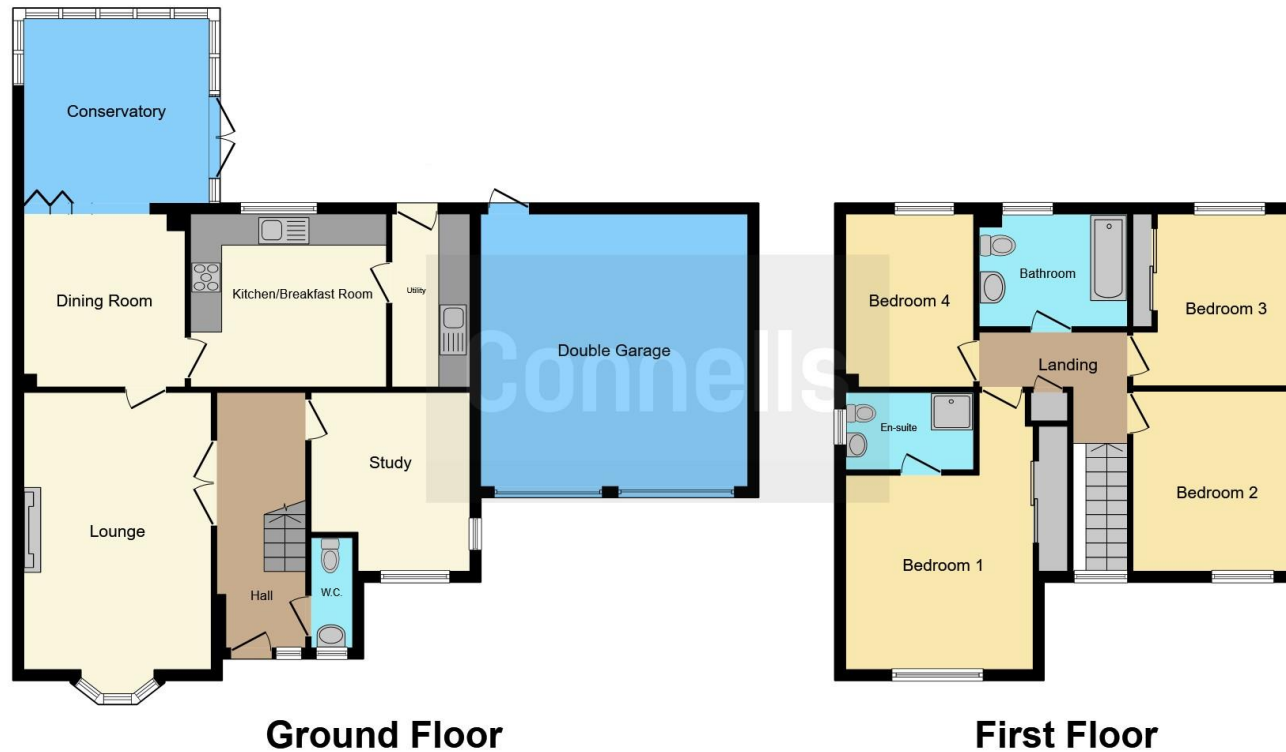
17' 3" x 16' 10" ( 5.26m x 5.13m )

With electric remote controlled roller doors, power and lighting, overhead storage, central heating boiler - replaced in 2020 (not verified by agent) and a door to the rear garden.









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/BLA308964](http://connells.co.uk/Property/BLA308964)**

**directions to this property:**

Proceed out of Blaby along Sycamore Street which becomes Winchester Road to the village of Countesthorpe. Turn left onto Leysland Avenue, then left into Scarborough Close, left again onto Borrowcup Close where the property is located.

**EPC Rating: C**

Tenure: Freehold



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