



**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 Academy.

This semi-detached dormer bungalow is located in the popular area of Countesthorpe. Ideal for someone needing a downstairs bedroom. Benefitting from a conservatory, garage and off road parking, viewing is highly recommended.

## Entrance Porch

With a door to the front of the property, door to the hallway and door to the garage.

## Hallway

There is a storage cupboard and stairs to the first floor.

## Lounge

16' 3" x 10' 6" ( 4.95m x 3.20m )

With a window to the front of the property, electric fireplace, central heating radiator and coving to the ceiling.

## Kitchen/ Diner

15' 8" x 7' 11" ( 4.78m x 2.41m )

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, electric oven, gas hob, plumbing for a washing machine, central heating radiator and windows to the front and side of the property.

## Conservatory

11' 5" x 7' 4" ( 3.48m x 2.24m )

Located off the hallway, there are windows to the sides and rear and a door leading out to the rear garden.

## Downstairs Bedroom Two

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

With a window to the rear of the property, central heating radiator and storage cupboard.

## Downstairs Bedroom Three

8' 8" x 7' 3" ( 2.64m x 2.21m )

With a window to the side and central heating radiator.

## First Floor Landing

With stairs rising from the hallway.

## First Floor Bedroom

13' 7" x 8' 11" ( 4.14m x 2.72m )

With a window to the front of the property, central heating radiator and cupboard.

## First Floor Bathroom

There is a bath, corner shower cubicle, wash hand basin, wc, central heating radiator and window to the side of the property.

## Garage

8' 3" x 7' 11" ( 2.51m x 2.41m )

With an up and over door to the front, window and door to the porch.

## Outside

At the front of the property there is a block paved driveway providing ample off road parking which leads to the garage. There is a lawned area with mature shrubs.

The rear garden has a paved patio area, lawn and borders with mature shrubs and trees and fenced surrounds.



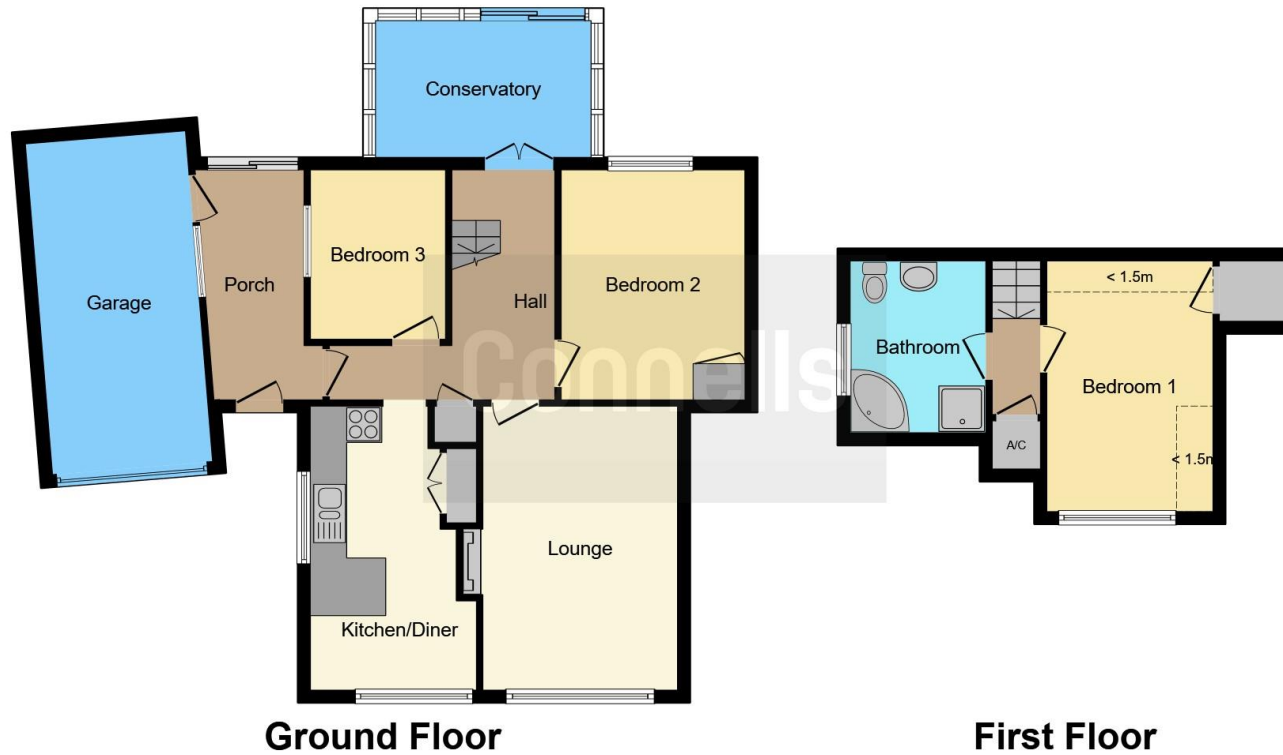












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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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**T 0116 247 7477**  
**E [blaby@connells.co.uk](mailto:blaby@connells.co.uk)**

8-10 Leicester Road BLABY  
 LEICESTER LE8 4GQ

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**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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Property Ref: BLA309030 - 0003