



Connells

The Leys
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 three bedroom detached bungalow is situated in the sought after location of The Leys and is being offered to the market with no onward chain. Viewing is highly recommended not to miss out on this immaculately presented property. Call now to view.

Entrance Porch

With a door to the front of the property, windows on both sides and door to the hallway.

Hallway

With a door from the porch, storage cupboard, central heating radiator and access to all rooms.

Lounge

21' 11" x 11' 8" (6.68m x 3.56m)

With a window, gas fireplace, wall lights, coving to the ceiling and central heating radiator.

Kitchen

10' 6" x 7' 4" (3.20m x 2.24m)

Fitted with wall and base units, work surfaces housing the sink drainer, space for a cooker, plumbing for a washing machine, central heating radiator and door to the conservatory.

Conservatory

With glazing to the sides and rear and a door leading out to the garden.

Bedroom One

11' 5" x 10' 10" (3.48m x 3.30m)

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

Bedroom Two

11' 3" x 10' 2" (3.43m x 3.10m)

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

Bedroom Three

9' 6" x 8' 10" (2.90m x 2.69m)

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

Bathroom

There is a bath with shower over, wc, central heating radiator and window to the side of the property.

Outside

At the front of the property there is off road parking leading to the garage and steps to the front door.

The rear garden has a patio area, gravelled area, lawn, mature plants 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

To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA309054

directions to this property:

Proceed out of Blaby office along Sycamore Street which becomes Winchester Road and continue along to the village of Countesthorpe. Turn right onto Cosby Road and then first left into The Leys where the property is situated.

EPC Rating: D

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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