



**Connells**

Wheatlands 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 three bedroom semi-detached is situated in the sought after location of Countesthorpe and has been fully refurbished throughout by the current owners. Viewing is highly recommended to appreciate the accommodation on offer,

## Entrance Hall

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

## Lounge

14' 4" x 12' 6" ( 4.37m x 3.81m )

With a double glazed window to the front of the property, central heating radiator, coving to the ceiling and bespoke shelving.

## Dining Area

8' 10" x 7' 5" ( 2.69m x 2.26m )

With double glazed patio doors to the rear and central heating radiator.

## Kitchen

9' 5" x 7' 11" ( 2.87m x 2.41m )

Fitted with base units, work surfaces housing the stainless steel sink drainer, splashback tiling, pantry, integrated electric oven and hob with cooker hood over and a double glazed window to the rear of the property.

## First Floor Landing

With stairs rising from the hallway, loft access and double glazed window to the side of the property.

## Bedroom One

10' 9" x 10' 2" ( 3.28m x 3.10m )

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

## Bedroom Two

10' 4" x 7' 4" ( 3.15m x 2.24m )

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

## Bedroom Three

9' 9" x 7' 6" ( 2.97m x 2.29m )

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

## Family Bathroom

There is a bath with rainfall shower over, wash hand basin in a vanity unit, wc, partly tiled walls, heated chrome towel radiator and double glazed window to the rear of the property.

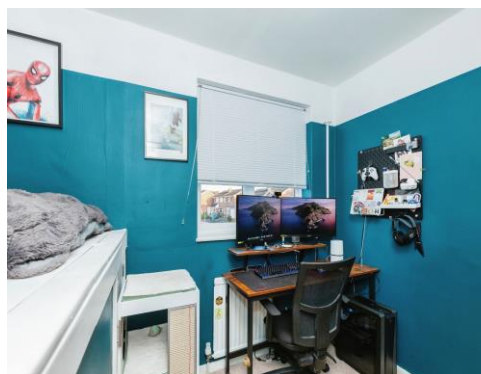
## Outside

At the front of the property there is a block paved driveway providing ample off road parking and a lawned garden. Double wooden gates at the side lead to the rear.

The rear garden has a paved patio area, lawn and mature trees and shrubs.

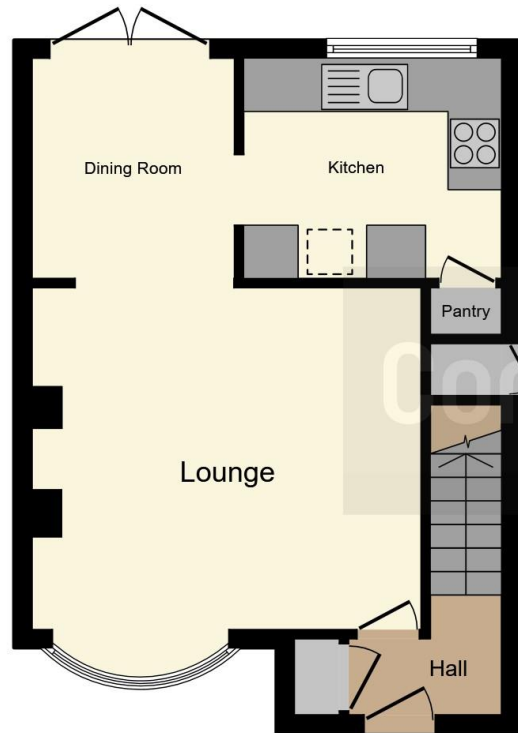
## Notes:

There is an Electric Charging point at the front and Solar Panels on the roof of this property.

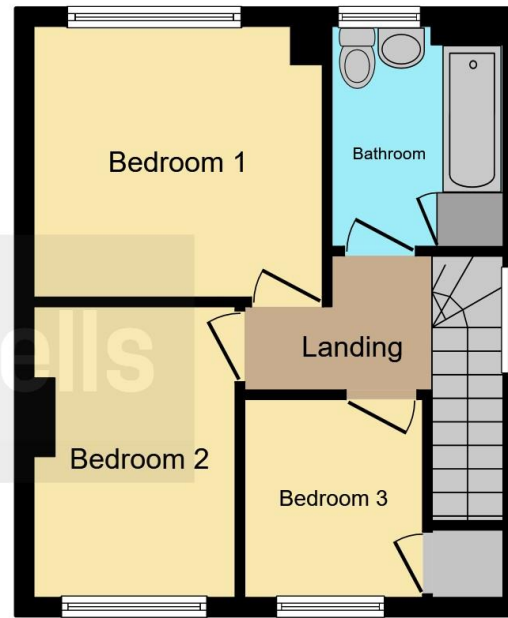








**Ground Floor**



**First Floor**

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/BLA309113](http://connells.co.uk/Property/BLA309113)**

**directions to this property:**

Proceed out of Blaby along Leicester Road, at the roundabout take the first exit onto Sycamore Street which becomes Welford Road. At the roundabout continue straight ahead onto Winchester Road to the village of Countesthorpe. Turn left onto Cosby Road and second left onto Penfold Drive. Turn left onto Wheatlands Drive where the property is located.

**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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