



Connells

Scalborough 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 and Countesthorpe Academy.

This three bedroom detached property is situated in the sought after location of Countesthorpe. The property is immaculately presented throughout and benefits from a large kitchen ideal for entertaining, en-suite to the master, large driveway and a garage. Call now to view on 0116 2477477.

Entrance Hall

With a door to the side, stairs rising to the first floor and central heating radiator.

Cloakroom

With a wc, wash hand basin, splashback tiling and window to the front of the property.

Lounge

With a window to the front of the property, fireplace with wood burner and archway through to the dining area.

Kitchen/ Diner

25' 3" x 9' 8" (7.70m x 2.95m)

Fitted with wall and base units, work surfaces, breakfast bar, double oven, induction hob, pantry, integrated dish washer, vertical radiator, under floor heating, windows to the rear and French doors leading out to the rear garden.



First Floor Landing

With stairs rising from the hallway, loft access, central heating radiator and airing cupboard.

Bedroom One

11' 3" x 9' 9" (3.43m x 2.97m)

With a window to the rear of the property, built in wardrobe, central heating radiator and door to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc, tiled walls, heated towel radiator, LED lighting and window to the rear of the property.

Bedroom Two

15' 2" x 8' 11" (4.62m x 2.72m)

With windows to the front and side of the property, built in wardrobe and central heating radiator.

Bedroom Three

16' 2" max x 9' 8" (4.93m max x 2.95m)

With two windows to the front of the property, two central heating radiators and loft access.

Family Bathroom

There is a bath with shower over, wash hand basin in a vanity unit, wc, heated chrome radiator, extractor fan and window to the rear of the property.

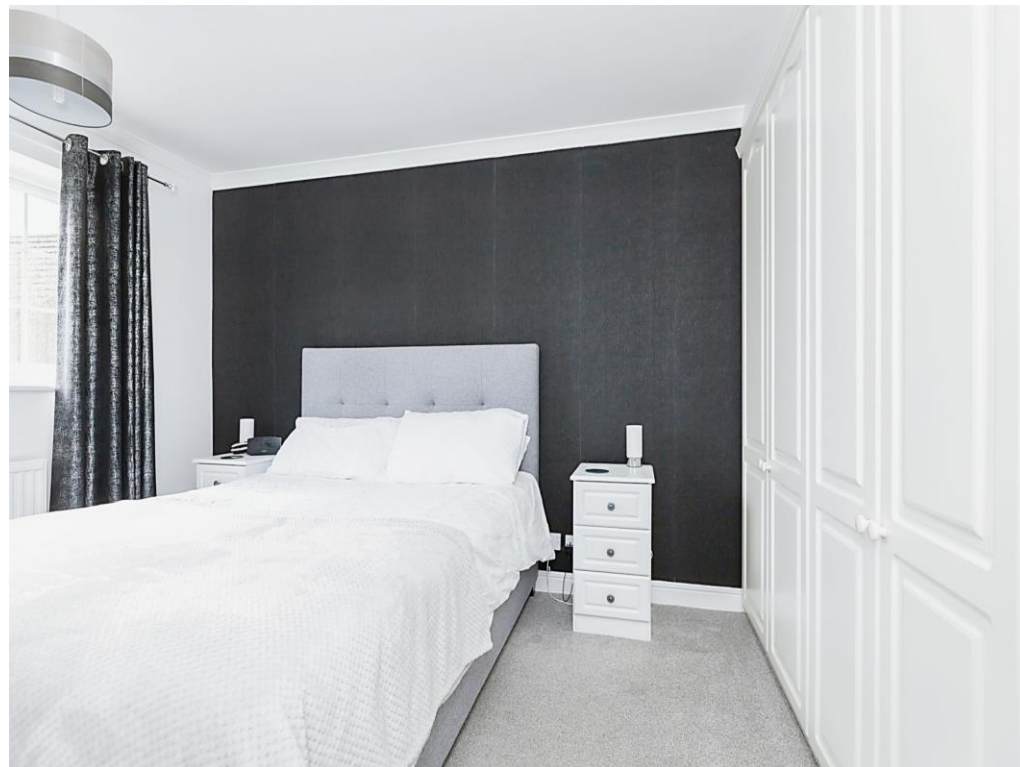
Outside

To the front of the property there is a driveway providing off road parking, and lawned area.

A side gate leads to the rear garden which is mainly laid to lawn with a patio area, shed and fenced borders.

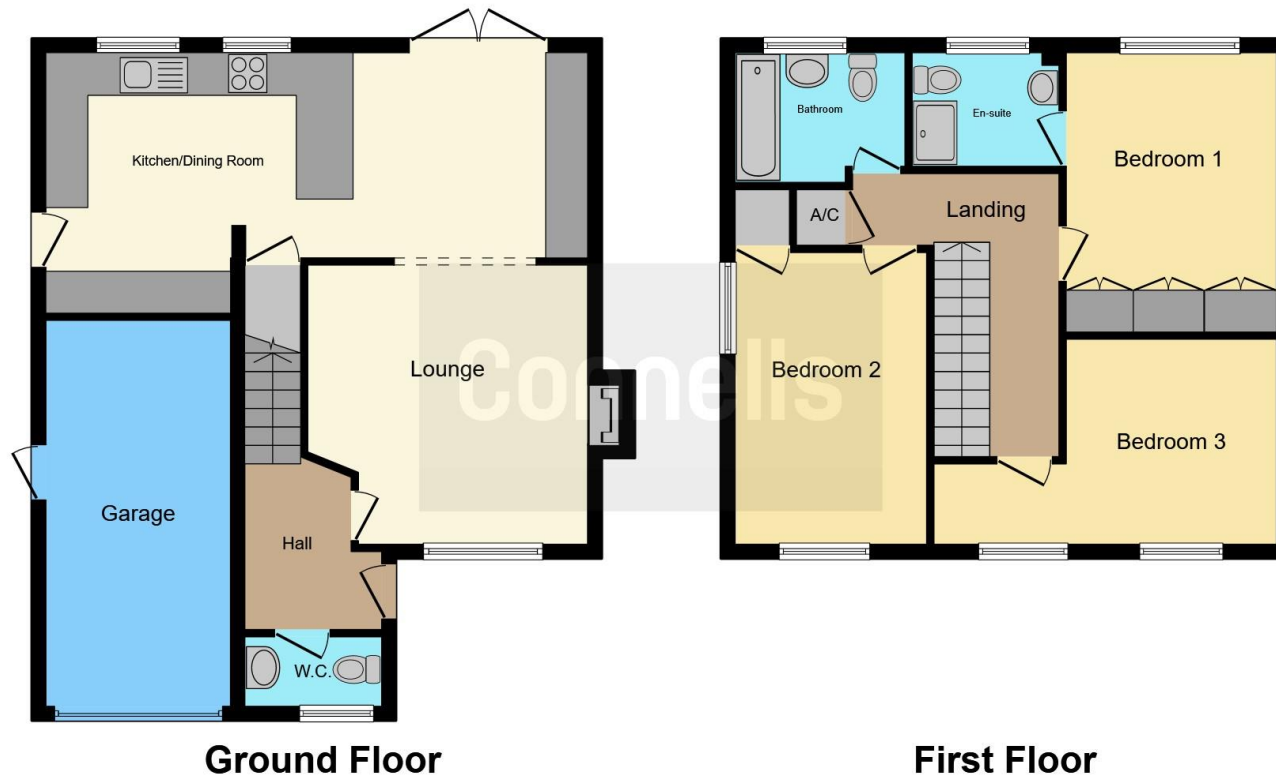
Garage

With an electric roller door, power and lighting and houses the boiler.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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/BLA308423

directions to this property:

Proceed out of Blaby along Sycamore Street which becomes Winchester Road to the village of Countesthorpe. Turn left onto Laysland Avenue, then left into Scarborough Close 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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