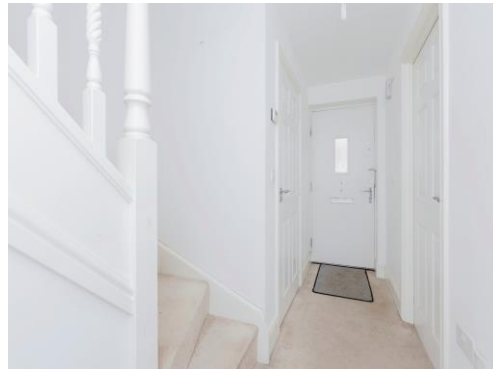




Connells

Ridleys 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 two bedroom property is situated in the sought after location in Countesthorpe and would make an ideal first time or investment purchase. The property benefits from two double bedrooms and downstairs cloakroom and viewing is recommended to appreciate the accommodation on offer.

Entrance Hall

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

Cloakroom

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

Kitchen

11' 8" x 6' 4" (3.56m x 1.93m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, plumbing for a washing machine, space for a fridge freezer, tiled flooring, central heating radiator, tiled flooring, spot lights to the ceiling and double glazed window to the front of the property.

Lounge

13' 3" x 11' 11" (4.04m x 3.63m)

With a double glazed French doors leading out to the garden, under stairs cupboard and central heating radiator.

First Floor Landing

With stairs rising from the hallway and central heating radiator.

Bedroom One

13' 2" x 7' 9" (4.01m x 2.36m)

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

Bedroom Two

13' 2" max x 8' 6" max (4.01m max x 2.59m max)

With two double glazed windows to the front of the property and central heating radiator.

Bathroom

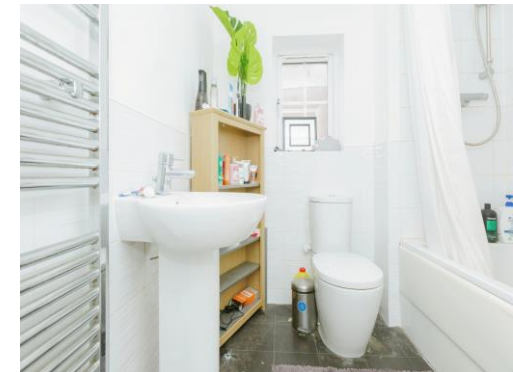
There is a bath with shower over, wash hand basin, wc, partly tiled walls, heated chrome towel radiator and double glazed window to the side of the property.

Outside

At the front of the property there is a path leading to the front door with hedging both sides.

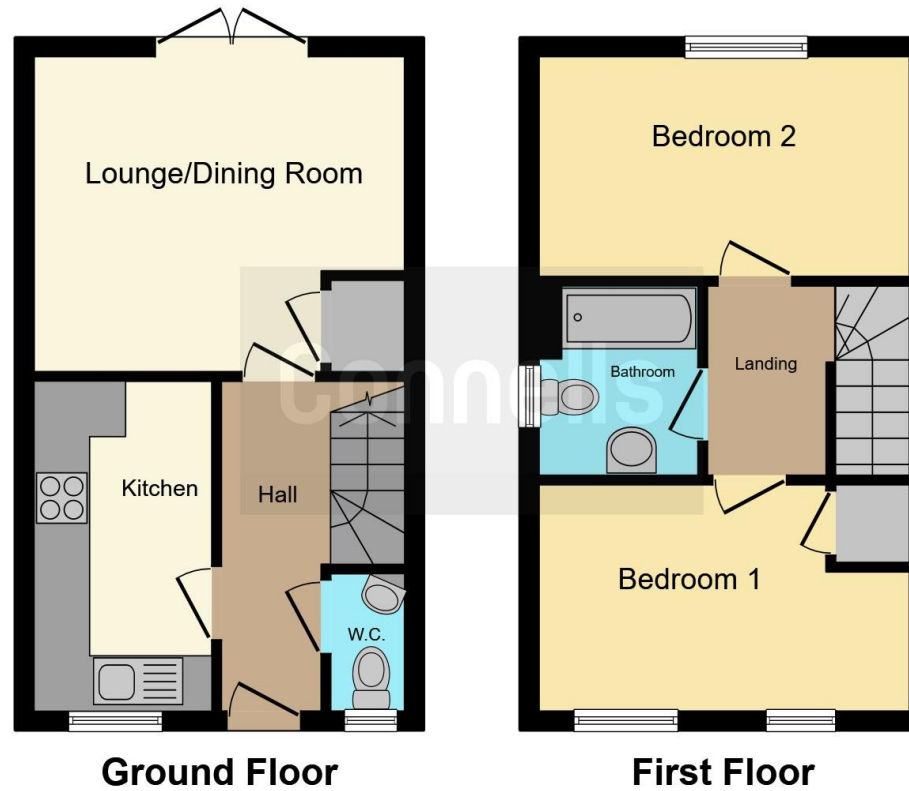
There is a driveway at the side providing off road parking.

The rear garden has a patio area, lawn 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/BLA309095

directions to this property:

Proceed out of Blaby along Sycamore Street, at the mini roundabout continue straight ahead onto Winchester Road. Then taking the first available left onto Leysland Avenue, then first left onto Scarborough Close. Follow the road round and turn left onto Ridleys Close where the property is situated.

EPC Rating: C

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA309095 - 0002