



Connells

Marston Crescent
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 well presented semi-detached three bedroom property is being offered to the market with no onward chain. Located in the sought after area of Countesthorpe, the property benefits from a kitchen/diner, lounge and an extension for additional space, perfect for a home office or gym. Call to view.

Entrance Porch

With a door to the front of the property, double glazed windows to the front and side, central heating radiator and door to the hallway.

Hallway

With two central heating radiators and stairs to the first floor.

Lounge

13' 3" x 12' 11" (4.04m x 3.94m)

With a double glazed window to the front of the property, central heating radiator and fireplace with a dual fuel log burner.

Kitchen/ Diner

16' 7" x 11' 4" (5.05m x 3.45m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, integrated washing machine, space for a fridge, central heating boiler, double glazed window to the rear of the property and French doors leading out to the rear garden.

Office/ Extension

17' 3" x 7' 2" (5.26m x 2.18m)

With double glazed windows and doors to the front and rear, plumbing and power.

First Floor Landing

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

Bedroom One

12' 6" x 10' 6" (3.81m x 3.20m)

With a double glazed 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 double glazed window to the rear of the property, built in cupboard and central heating radiator.

Bedroom Three

9' 1" x 6' 4" (2.77m x 1.93m)

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

Family Bathroom

There is a bath with shower over, wash hand basin, wc, extractor fan, tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

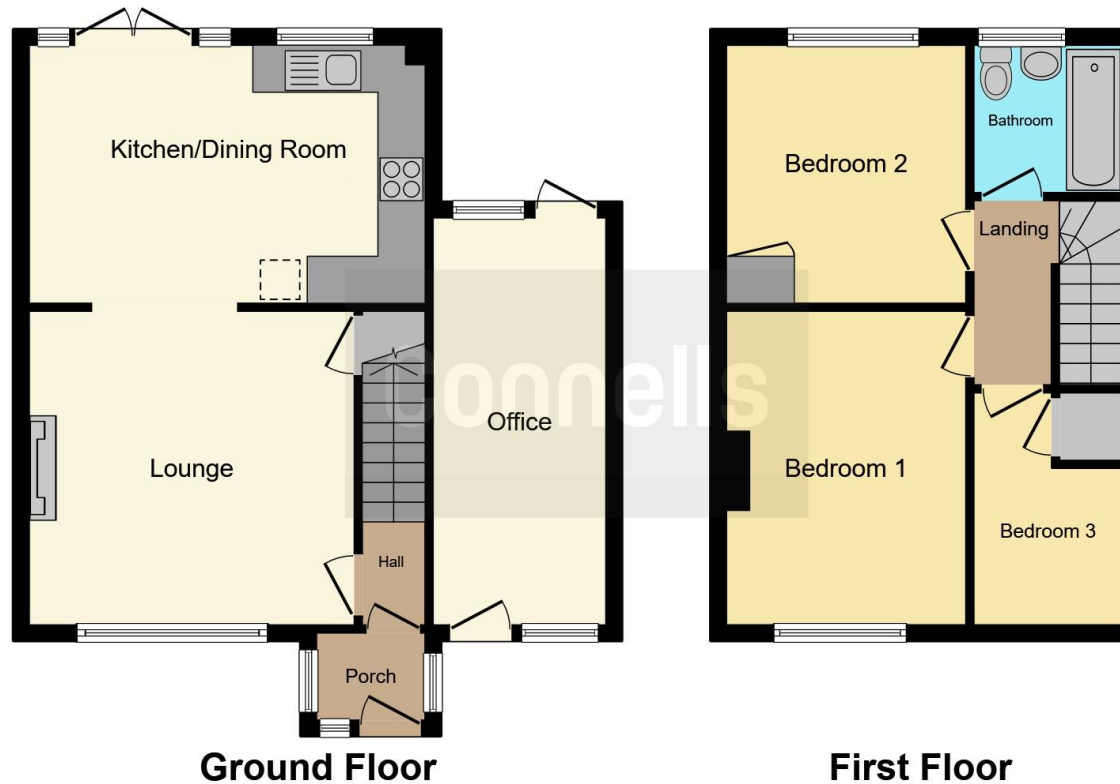
At the front of the property there is a block paved driveway providing off road parking.

The rear garden has a paved patio area, lawn, pebbled area, mature shrubs, outside tap and shed.









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

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directions to this property:

Proceed out of Blaby along Sycamore Street, proceeding onto Winchester Road towards the village of Countesthorpe. Turn left onto Cosby Road which becomes Station Road. Take the right hand turn onto Hallcroft Avenue and second right onto Marston Crescent where the property is located.

EPC Rating: D

Tenure: Freehold



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Property Ref: BLA309230 - 0002