



**Connells**

Judith 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 and Countesthorpe Academy.

### Agents Note:

It is our understanding that the property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

This three bedroom detached property is situated on a corner plot and is located in the sought after location of Countesthorpe. The property is being sold with no onward chain and viewing is highly recommended to appreciate the accommodation has to offer.

### Porch

With a door to the front and windows to the front and side.

### Entrance Hall

With a door from the porch, central heating radiator, stairs rising to the first floor, under stairs storage cupboard and meter cupboard.

### Cloakroom

There is a wc, wash hand basin and double glazed window to the rear of the property.

### Lounge

14' x 11' 2" ( 4.27m x 3.40m )

With double glazed windows to the front and side of the property, gas fireplace, wall lighting and central heating radiator.

### Dining Room

9' 1" x 9' ( 2.77m x 2.74m )

With a double glazed window to the side of the property.

### 3rd Reception Room

12' 6" x 7' 4" ( 3.81m x 2.24m )

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

### Kitchen

10' 9" x 8' 8" ( 3.28m x 2.64m )

Fitted with wall and base units, work surfaces housing the asterite sink drainer, electric oven, gas hob with cooker hood over, plumbing for a washing machine, central heating radiator, storage cupboard with dish washer inside, double glazed window and stable door to the rear of the property.

## First Floor Landing

With stairs rising from the hallway and loft access which is insulated (not checked by the agent).

## Bedroom One

11' 10" x 11' 3" ( 3.61m x 3.43m )

With a double glazed window to the side of the property, central heating radiator and built in wardrobes - one housing the boiler.

## Bedroom Two

11' 4" x 10' ( 3.45m x 3.05m )

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

## Bedroom Three

7' 11" x 7' ( 2.41m x 2.13m )

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, shaver point, partly tiled walls, central heating radiator and double glazed window to the side of the property.

## Outside

At the front of the property there is an 'L' shaped lawn.

The rear garden is also 'L' shaped with an outside tap.

There is a lean-to off the garage.

## Garage

17' 2" x 8' 6" ( 5.23m x 2.59m )

There is an up and over door, power and lighting and a double glazed window to the side.

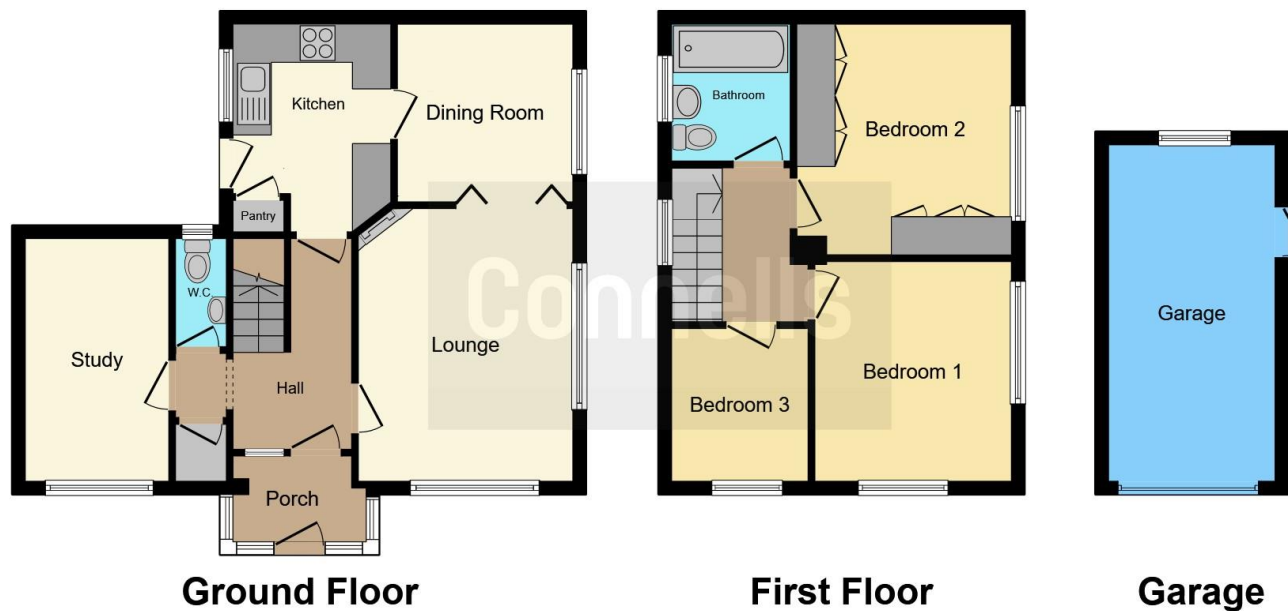












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

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**view this property online** [connells.co.uk/Property/BLA309341](http://connells.co.uk/Property/BLA309341)

#### directions to this property:

Proceed out of Blaby along Winchester Road and turn left onto Hospital Lane. At the end of the road turn right onto Leicester Road and right onto Ladbroke Grove and immediately left onto Buckingham Road. Turn right onto Judith Drive 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.

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