



Connells

Leicester Road
Countesthorpe Leicester

Leicester Road Countesthorpe Leicester LE8 5QW

for sale
£300,000



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 property is situated on a large plot and is filled with character, including original cast iron fireplaces and high ceilings throughout. The property boasts spacious living accommodation throughout and an idyllic rear garden. Call now to arrange a viewing.

Entrance Porch

With a door leading from the front of the property into the entrance hall.

Hallway

With a door from the porch, double glazed window to the side aspect of the property, stairs rising to the first floor, large under stairs cupboard which has a window to the side, plumbing and power, central heating radiator and tiled flooring.

Lounge

13' 5" x 11' 7" (4.09m x 3.53m)

This large and spacious lounge has a double glazed bay window to the front aspect of the property, gas fireplace with a wooden feature surround and central heating radiator.

Dining Room

11' 9" x 10' 9" (3.58m x 3.28m)

The dining room has double glazed patio doors leading through to the conservatory, central heating radiator and laminate flooring.

Conservatory

12' 8" x 11' 1" (3.86m x 3.38m)

With a central heating radiator and French doors leading out into the rear garden.

Kitchen

7' 8" x 6' 7" (2.34m x 2.01m)

The kitchen is fitted with matching wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, space for a cooker, cooker hood, plumbing for a dish washer, tiled flooring and double glazed window to the side aspect of the property.

Rear Porch

With a central heating radiator, tiled floor and door through to the downstairs cloakroom.

Downstairs Cloakroom

With a wc, wash hand basin, tiled flooring and obscure window.

Lean-To

With double glazed doors and windows to the front and rear.

First Floor Landing

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

Bedroom One

11' 5" x 10' 9" (3.48m x 3.28m)

With a double glazed window to the front aspect of the property, one double and one single fitted wardrobes, original cast iron fireplace and central heating radiator.

Bedroom Two

12' x 10' 9" (3.66m x 3.28m)

With a double glazed window to the rear aspect of the property, fitted double wardrobes, original fireplace, central heating radiator and cupboard housing the central heating boiler.

Bedroom Three

6' 9" x 6' 7" (2.06m x 2.01m)

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

Family Bathroom

The bathroom comprises of a bath with mixer taps and shower over, wash hand basin, low level wc, heated towel rail, part tiling and obscure double glazed window to the rear aspect of the property.

Outside

The front of the property is accessed through double iron gates where there is a gravelled driveway providing off road parking and a flower bed housing various mature shrubs and flowers.

There are steps down from the French doors to a patio seating area, large lawned area, flower beds, garden path, outside lights, shed. The rear garden is private and enclosed by timber fenced borders. There is an outhouse with power and lighting.









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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view this property online connells.co.uk/Property/BLA309528

directions to this property:

Proceed out of Blaby along Welford Road and turn left onto Hospital Lane. At the end of the road turn right onto Leicester Road where the property is located and can be identified by our Connells For Sale board.

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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