



Connells

Hazelbank Road
Countesthorpe Leicester

Hazelbank Road Countesthorpe Leicester LE8 5RR

for sale
£325,000



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 large three bedroom semi-detached property is situated in the sought after location of Countesthorpe. The property could easily have a fourth bedroom added on without further extension. The property is well presented throughout and with a large kitchen diner ideal for entertaining.

Entrance Hall

With a double glazed door to the front of the property, stairs rising to the first floor and under stairs cupboard.

Snug

13' 7" max x 9' 4" max (4.14m max x 2.84m max)

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

Dining Room

15' 11" x 7' 10" (4.85m x 2.39m)

With a double glazed bow window to the front of the property, coving to the ceiling and central heating radiator.

Lounge

23' 8" x 10' 11" (7.21m x 3.33m)

There is a double glazed window to the side of the property, coving to the ceiling, gas fireplace, central heating radiator, spot lights to the ceiling and double glazed patio doors to the rear of the property.

Kitchen/Breakfast Room

15' 11" x 14' 3" (4.85m x 4.34m)

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, splashback tiling, breakfast bar island, Range cooker, integrated microwave, integrated dish washer, vertical radiator, tiled flooring, spot lights to the ceiling, under floor heating, double glazed windows to the rear and side and double glazed French doors leading out to the rear garden.

Utility Room

There are wall cupboards, work surfaces, splashback tiling, plumbing for a washing machine, tiled flooring, door to the cloakroom and double glazed door to the side of the property.

Cloakroom

With a wc, wash hand basin and central heating radiator.

First Floor Landing

With stairs rising from the hallway, two loft accesses - one is fully boarded for storage (not checked by the agent), the other extension loft is unboarded, central heating radiator and double glazed window to the rear of the property. This landing has the potential to be made into a further bedroom/study.

Bedroom One

17' 8" into robes x 11' 9" (5.38m into robes x 3.58m)

With a double glazed window to the front of the property, walk in wardrobe and built in wardrobes and a central heating radiator.

Bedroom Two

11' 5" max x 10' 11" max (3.48m max x 3.33m max)

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

Bedroom Three

10' x 7' 5" (3.05m x 2.26m)

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

Bathroom

There is a bath with mixer taps, shower cubicle, wash hand basin, wc, tiled walls, LED spot lights, heated chrome towel radiator and double glazed window to the rear of the property.

Outside

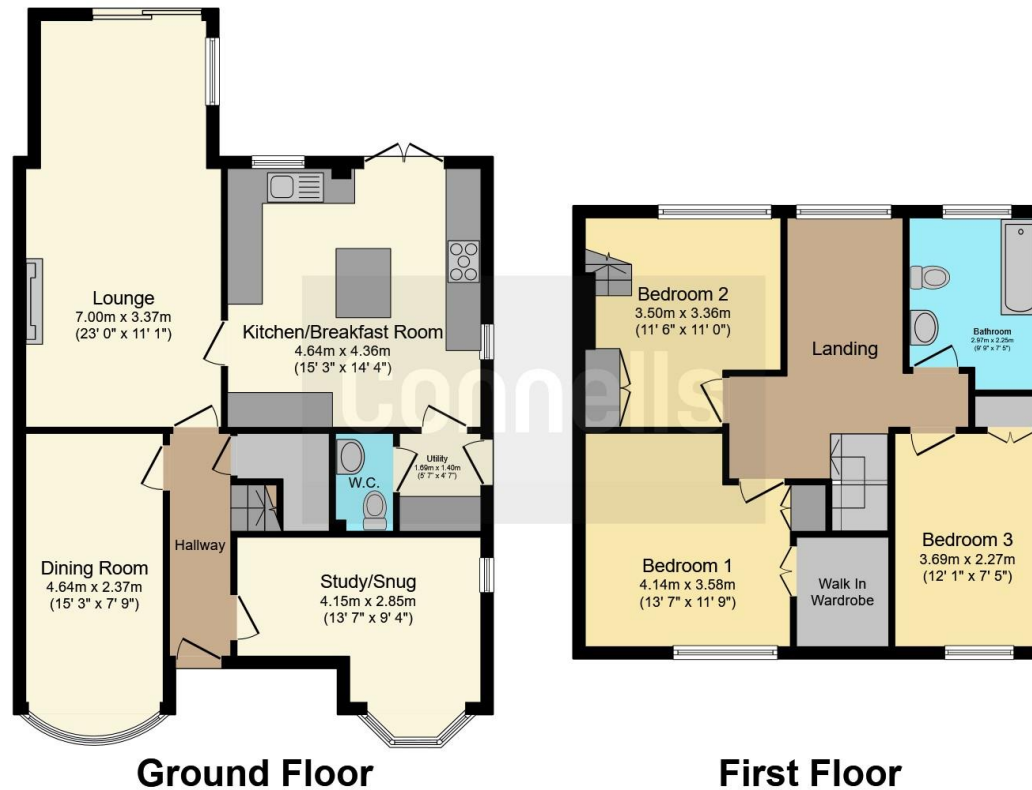
At the front of the property there is ample off road parking, a path to the front door and hedging.

The rear garden has patio areas, lawn, mature shrubs 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

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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, then left onto Foston Road, right onto Rosebank Road and right onto Hazelbank Road where the property is located.

EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309403



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