



Connells

The Leys
Countesthorpe Leicester

The Leys

Countesthorpe Leicester LE8 5PJ

for sale offers in excess of
£425,000



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 versatile property would not only make an ideal family home but would also be ideal for anyone looking to future proof for one level living. The property is immaculately presented throughout and ready to move into. Commanding a corner plot viewing is highly recommended.

Entrance Hall

With a door to the side of the property, double glazed window to the side of the property, built in coat/shoe storage cupboard and central heating radiator.

Lounge/Diner

24' 9" x 11' 10" (7.54m x 3.61m)

With double glazed windows to the side and rear of the property, central heating radiator, electric fireplace and double glazed patio doors to the side of the property.

Kitchen

18' x 8' 3" (5.49m x 2.51m)

Fitted with wall and base units, work surfaces housing the sink drainer, space for a Range style cooker. cooker hood, integrated dish washer, space for a fridge freezer and double glazed window to the side of the property.

Utility Room

There is plumbing for a washing machine, vent for a tumble dryer, double glazed window and door to the rear of the property.

Dining Room

11' 8" x 10' 2" (3.56m x 3.10m)

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

Downstairs Bedroom One

12' 9" max x 11' 10" max (3.89m max x 3.61m max)

With double glazed window to the front of the property, built in wardrobes, central heating radiator and door to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc and window to the rear of the property.

Downstairs Bedroom Two

11' 2" x 9' 5" (3.40m x 2.87m)

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

Downstairs Bedroom Three

11' 10" x 7' 11" (3.61m x 2.41m)

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

Downstairs Bathroom

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

First Floor Landing

With stairs rising from the hallway.

Study/Dressing Room

14' 2" x 9' 4" (4.32m x 2.84m)

With two double glazed skylight windows to the front of the property, eaves storage, central heating radiator and storage cupboard. The room leads through to bedroom four

Bedroom Four

13' 5" max x 9' 3" max (4.09m max x 2.82m max)

With a double glazed window to the rear of the property, built in wardrobe, central heating radiator and door to the en-suite shower room.

En-Suite Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc and tiled walls.

Bedroom Five

9' 4" x 8' (2.84m x 2.44m)

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

Outside

At the front of the property there is a block paved driveway providing ample off road parking and leads to the garage with hedged borders.

The rear garden has a patio area, lawn, flower beds with mature shrubs and fenced borders.

Storage Shed

With an electric roller door, power and lighting and door to the rear garden.









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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T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
 LEICESTER LE8 4GQ

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directions to this property:

Proceed out of Blaby office along Sycamore Street which becomes Winchester Road and continue along to the village of Countesthorpe. Turn right onto Cosby Road and then first left into The Leys where the property is situated.

EPC Rating: C

Tenure: Freehold



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