



Connells

The Plantation
Countesthorpe Leicester

The Plantation Countesthorpe Leicester LE8 5ST

for sale offers in excess of
£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 two bedroom detached bungalow is situated in a cul-de-sac in the sought after location of Countesthorpe. It benefits from a garage and off road parking, conservatory and utility and is being sold with no onward chain. Viewing is recommended.

Entrance Porch

With a door to the front of the property and a door into the hallway.

Hallway

With a door from the porch and having a storage cupboard.

Lounge

21' 6" x 10' 2" (6.55m x 3.10m)

There are double glazed patio doors to the rear of the property, window to the side, fireplace, beams to the ceiling and central heating radiator.

Kitchen

12' 4" x 10' (3.76m x 3.05m)

Fitted with wall and base units, work surfaces housing the sink drainer, splashback tiling, electric oven, gas hob with cooker hood over, central heating radiator, door to the side of the property and double glazed window to the rear of the property.

Conservatory

12' 4" x 8' 5" (3.76m x 2.57m)

With windows to the rear, patio doors leading out to the rear garden and a central heating radiator.

Bedroom One

13' 11" x 10' 3" (4.24m x 3.12m)

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

Bedroom Two

12' 1" x 8' 1" (3.68m x 2.46m)

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

Shower Room

There is a shower cubicle, wash hand basin in a vanity unit, wc with concealed cistern, storage cupboards and drawers, heated towel radiator and double glazed window to the side of the property.

Outside

At the front of the property there is a driveway providing off road parking and leads to the garage.

The rear garden has a patio area, lawn and timber fencing.

Garage

16' 6" x 7' 11" (5.03m x 2.41m)

With an up and over door, power and lighting and a window to the side.

Utility Area

Accessed from the garage and a door through to the workshop.

Workshop Area

Accessed from the utility area and has a 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

To view this property please contact Connells on

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view this property online connells.co.uk/Property/BLA309629

directions to this property:

Proceed out of Blaby along Sycamore Street which becomes Winchester Road towards the village of Countesthorpe. Turn left onto Cosby Road and continue along onto Station Road. Turn left onto Gwendoline Drive and right onto The Plantation where the property is located and can be identified by our Connells For Sale board.

EPC Rating: D Council Tax
 Band: 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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