

Benskyn Close, Countesthorpe Leicester LE8 5LA



welcome to Benskyn Close, Co

Benskyn Close, Countesthorpe Leicester

- Detached Extended Family Home (1,927 sq. ft.)
- Four Bedrooms, Master En-Suite & Family Shower Room
- Modern Integrated Kitchen Diner
- Two Reception Rooms Plus Conservatory
- Double Block Paved Driveway

Tenure: Freehold EPC Rating: A

offers in excess of **£475,000**

Shipways will be conducting an open house event on this property and viewings are arranged by appointment only, please call today to avoid missing out on this fantastic forever home in the heart of the popular South Leicestershire village of Countesthorpe.



view this property online shipways.co.uk/Property/RGY109106



Property Ref:

RGY109106 - 0011

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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18' 9" x 11' 5" (5.71m x 3.48m) **Dining Room**

Agent Note

Lounge

11' 10" x 8' 7" (3.61m x 2.62m) **Kitchen**

12' 9" x 15' 3" (3.89m x 4.65m)

Utility Room Conservatory 15' x 14' 1" into max (4.57m x 4.29m into max)

Bedroom One 15' 5" x 11' (4.70m x 3.35m)

En Suite Bedroom Two

12' 7" x 8' 2" (3.84m x 2.49m)

Bedroom Three 9' 7" x 8' 1" (2.92m x 2.46m)

Bedroom Four 9' 7" x 6' 11" (2.92m x 2.11m)

Bathroom

Garage 10' 6" x 8' 5" (3.20m x 2.57m)