



11 Jubilee Way, Countesthorpe, Leicestershire, LE8 5UB

HOWKINS &
HARRISON

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Countesthorpe, Leicestershire,
LE8 5UB

Guide Price: £550,000

A beautifully presented four bedroom home with conservatory and double garage, built by the highly regarded Redrow Homes. Located in the popular village of Countesthorpe and within easy reach of local amenities, this property offers spacious and modern day living accommodation with a wonderful open plan kitchen/dining family room, further benefitting from a conservatory and double garage.

Features

- Open plan Kitchen/dining/family room
- Conservatory
- Living room
- Two bedrooms with en-suites
- Family bathroom
- Integral double garage with electric door
- Summer house
- Enclosed rear garden
- Off-road parking



Location

The property is located on Jubilee Way, situated on the outskirts of the popular village of Countesthorpe which lies approximately seven miles to the south of the city of Leicester, just to the east of the M1. Residents will appreciate the excellent local amenities, which include a variety of shops, a doctor's surgery and reputable schools catering to all ages, from primary through to secondary college. The village benefits from a regularly serviced bus route, ensuring easy access to Leicester city centre which has a comprehensive range of facilities and shopping, together with transport links including a railway station and bus terminal. Further shopping is available at the out of town retail parks, Fosse Park and Meridian. Junction 21 of the M1 is approximately 5 miles distant and provides an access link north and south, with the M69 joining the same junction and the M6 being approximately 6 miles southwest at junction 19 of the M1.



Ground Floor

From under a covered storm canopy, the property opens into a spacious entrance hall, with stairs rising to the first floor and doors leading to the ground floor accommodation including a useful storage cupboard, integral garage and the cloakroom which is fitted with wood effect flooring, wash hand basin over a shaker style vanity unit and a WC. The living room features an attractive leaded bay window which overlooks the front aspect and affords plenty of natural light. The impressive open plan kitchen/dining family room runs across the rear of the property, offering generous living space, ideal for family gatherings or for entertaining guests, and is divided into three areas. The kitchen has attractive cream high gloss porcelain floor tiles throughout and is fitted with a variety of high gloss and complementing shaker style kitchen wall and base cabinets, cutlery and pan drawers, with wood effect work surfaces over. Integrated appliances include an AEG six burner gas hob with extractor fan over and AEG electric oven and microwave. There is space and plumbing for an American style fridge/freezer and dishwasher. The utility room is accessed from the kitchen and is fitted with further shaker style cabinets, with space and plumbing for a washing machine and tumble drier along with a door leading to the side aspect. Sliding doors from the kitchen provide access through to the conservatory which has a pitched roof, electric heater, wood effect flooring and double doors which open to the rear garden.





First Floor

A galleried landing with leaded window above has doors leading to four spacious bedrooms and the family bathroom which is fitted with wood effect flooring, a panelled bath with chrome and glass shower screen and shower over, wash hand basin with fitted mirror over, WC and chrome heated towel ladder. The principal bedroom has a lovely leaded bay window which mirrors the ground floor and overlooks the front aspect. There are contemporary sliding fitted wardrobes and a high spec en-suite with fully tiled shower/wet area with chrome and glass screen, wall hung wash hand basin, heated towel ladder and WC with attractive marble tiling. There are three further bedrooms, all of which enjoy views over the rear garden, with bedroom two also benefitting from its own en-suite shower room.

Outside

To the front of the property there is a tarmac drive which provides parking for vehicles in front of the electrically operated, double garage. The front garden is mainly laid to lawn with established borders. A side gate provides access to the rear garden which is also mainly laid to lawn and benefits from a raised decked area, ideal for outdoor entertaining, along with a summer house. There are sleeper edged borders planted with a variety of shrubs and trees including Acer and bay trees.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.





Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01455-559203.

Fixtures and Fittings

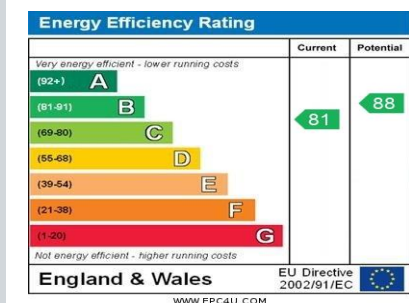
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Blaby District Council Tel:01162-750555.
Council Tax Band – F.



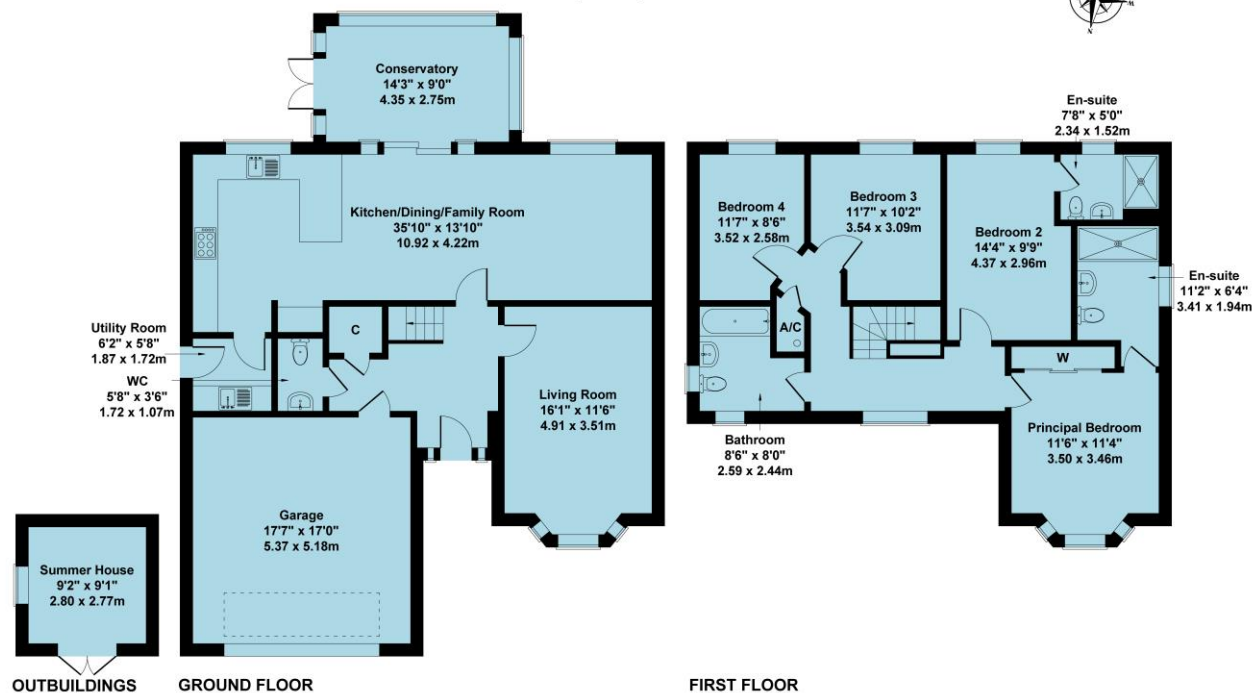
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Approximate Gross Internal Area
2185 sq ft - 203 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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