



**FOR SALE**

**£500,000**

4 Bed Detached House in Heather Way, Countesthorpe, LE8 5WU



## PROPERTY FEATURES

- Luxury Home
- Popular Village Location
- Close To Open Countryside
- En-Suite Bathroom
- Garage
- Good Size Rear Garden
- Detached
- Quiet Cul-De-Sac
- Three Reception Rooms
- Call To View



## FULL DESCRIPTION

### SUMMARY

The feeling of walking in to a show home without the show home price tag. This family home is immaculate from top to bottom with thoughtful maintenance and improvement to the property evident throughout. The accommodation comprises entrance hall, downstairs w.c., lounge, open plan living kitchen, snug, home office, four bedrooms, en-suite bathroom to master alongside walk in wardrobes, shower room, good size rear garden, off road parking and garage. Countesthorpe remains as one of the most desirable south Leicestershire villages. The amenities coupled with instant access to open countryside is appealing to all buyers.



### ENTRANCE HALL

With stairs off to the first floor and radiator.

### WC

5' 7" x 2' 8" (1.7m x 0.81m) Comprising vanity wash hand basin, low flush w.c., tiled splash backs, feature radiator, spotlights and window to the side elevation.



### LOUNGE

23' 4" x 12' 9" (7.11m x 3.89m) With log burner and fireplace, French doors to the rear garden, radiator and two windows to the front elevation.

### OPEN PLAN LIVING KITCHEN

18' 10" x 16' 7" (5.74m x 5.05m) Comprising base and wall mounted units with complementary work surfaces, island, Belfast sink, range cooker, extractor hood, built in dishwasher, plumbing for washing machine, French doors to the side and rear elevations, spotlights, two radiators and window to the rear elevation.



# Phillips George



## SNUG

10' 11" x 10' 1" (3.33m x 3.07m) With feature radiator.

## HOME OFFICE

10' 1" x 9' 8" (3.07m x 2.95m) With French doors to the rear garden, spotlights and radiator.

## GARAGE

With electric roller door, courtesy door to the main house, light and power.

## LANDING

With airing cupboard and access to the loft. The loft is part boarded.

## MASTER BEDROOM

17' 1" x 10' (5.21m x 3.05m) With two walk in wardrobes, spotlights, window to the front elevation and radiator.

## ENSUITE

10' x 7' 8" (3.05m x 2.34m) Comprising free standing slipper bath, double walk in shower cubicle, vanity wash hand basin, low flush w.c., extractor fan, heated towel rail, tiled splash backs, spotlights and window to the rear elevation.

## BEDROOM

11' 9" x 9' 10" (3.58m x 3m) With window to the front elevation and radiator.

## BEDROOM

11' 4" x 11' 1" (3.45m x 3.38m) With window to the rear elevation and radiator.

## BEDROOM

7' 7" x 6' 9" (2.31m x 2.06m) With window to the front elevation and radiator.

## SHOWER ROOM

8' 8" x 5' 3" (2.64m x 1.6m) Being fully tiled and comprising double walk in shower cubicle, vanity wash hand basin, low flush w.c., heated towel rail, spotlights, extractor fan and window to the rear elevation.

## OUTSIDE

The front of the property is paved and provides a generous amount of off road parking. The rear garden is larger than average and mainly laid to lawn with flower borders, outside tap, gated side access and a fenced surround. There is an entertaining patio area with space for seating and cooking.

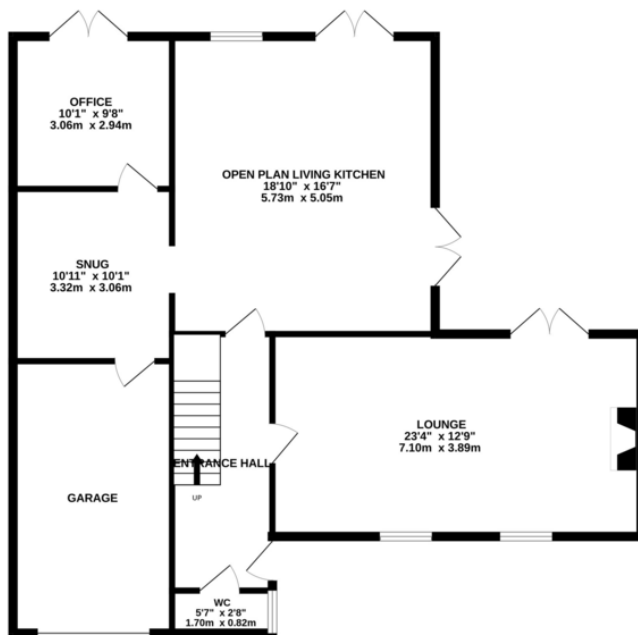




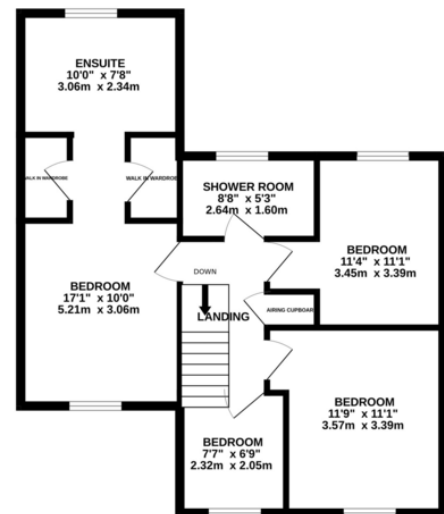
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		70	81
England, Scotland & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
1103 sq.ft. (102.5 sq.m.) approx.



1ST FLOOR  
625 sq.ft. (58.1 sq.m.) approx.



TOTAL FLOOR AREA : 1728 sq.ft. (160.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

