



7 SOUTHFIELD CLOSE, COUNTSTHORPE

£350,000
FREEHOLD



0116 236 7000



sales@judgeestateagents.co.uk



judgeestateagents.co.uk



13 The Nook, Anstey, Leicester,
Leicestershire, LE7 7AZ



RESIDING WITHIN THE SOUGHT AFTER VILLAGE OF COUNTSTHORPE COMES OFFERED FOR SALE THIS IMMACULATEDLY PRESENTED MODERN THREE BEDROOM DETACHED HOME, WHICH OFFERS A CONTEMPORARY LIVING LIFESTYLE FOR YEARS TO COME. THIS FANTASTIC HOME IN BRIEF COMPRISES AN ENTRANCE HALL, WC, LIVING ROOM, KITCHEN/DINING, FIRST FLOOR LANDING, THREE BEDROOMS, EN-SUITE TO THE PRIMARY BEDROOM AND A MAIN BATHROOM. THERE IS AN EYE-CATCHING LANDSCAPED REAR GARDEN AND FROM THE FRONT THERE IS OFF ROAD PARKING THAT LEADS ALONGSIDE THE PROPERTY TO A GARAGE. JUDGE ESTATE AGENTS RECOMMEND AN INTERNAL VIEWING TO FULLY APPRECIATE.



ENTRANCE HALL

There are stairs that lead up toward the first floor landing, radiator and doors that lead to:

WC

Comprising a low level WC, wash hand basin, radiator and a window to the front aspect.

LIVING ROOM 13'6 x 11'9

Benefiting from a window to the front aspect, radiator and power points.

KITCHEN/DINING 20'3 x 10'3

There are a range of wall and base units with work surfaces, sink with a mixer tap and drainer, integral oven, hob and extractor, integral fridge/freezer, plumbing for a washing machine, Breakfast bar, under stairs cupboard, power points, radiator, windows and patio doors to the rear aspect.

FIRST FLOOR LANDING

Having a window to the side aspect, loft access, airing cupboard and doors that lead to:

PRIMARY BEDROOM 12'11 x 10'

Benefiting from a window to the rear aspect, radiator, power points and a door that leads to:

EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, complimentary tiling and a heated towel rail.

BEDROOM 12'10 x 9'5

There is a window to the front aspect, radiator and power points.

BEDROOM 7'9 x 7'9

Benefiting from a window to the rear aspect, radiator and power points.

BATHROOM

Comprising a low level WC, wash hand basin, bath with a shower over, complimentary tiling, radiator and a window to the front aspect.

REAR GARDEN

There is a patio with pathway leading to the rear where there is a decked area and borders home to a number of shrubs and plants.

PARKING

From the front there is access that leads alongside the property to:

GARAGE

Benefiting from an up and over door.

COUNTESTHORPE

The village of Countesthorpe is located approximately eight miles south of Leicester the city centre. The village offers a wide range of local amenities including schooling, shopping, sporting and social facilities, and is also within easy reach of the M1/M69 motorway networks and associated Fosse Retail Park.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video
- 4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS & FLOORPLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

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. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.





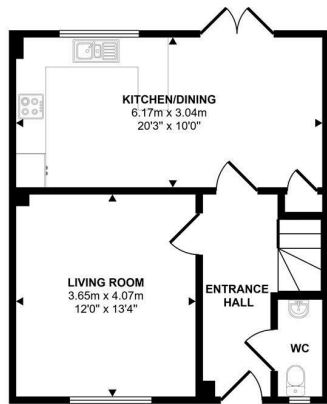
LOCATION



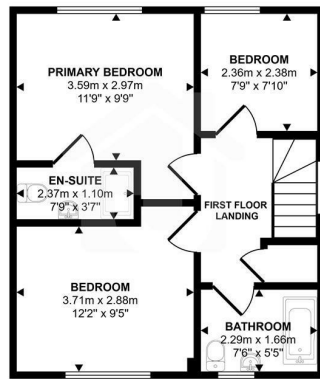
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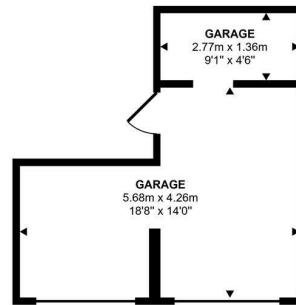
Approx Gross Internal Area
113 sq m / 1214 sq ft



Ground Floor
Approx 45 sq m / 480 sq ft



First Floor
Approx 45 sq m / 479 sq ft



Garage
Approx 24 sq m / 255 sq ft

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Viewings strictly by appointment via Judge Estate Agents.

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LET'S TALK



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All properties are listed on Rightmove, Zoopla & our website.



TERMS & CONDITIONS

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5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.