



Connells

Spinney Avenue
Countesthorpe Leicester



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 semi-detached house is being offered to the market with no onward chain. Benefitting from three bedrooms, conservatory, garage and gardens. In the popular location of Countesthorpe - viewing is highly recommended.

Porch

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

Entrance Hall

With a door from the porch, stairs rising to the first floor, central heating radiator and window to the side of the property.

Cloakroom

There is a wc, wash hand basin, partly tiled walls, central heating radiator and double glazed window to the side of the property.

Lounge

There is a double glazed window to the front of the property, fireplace, coving to the ceiling and central heating radiator.

Kitchen/Dining Room

Fitted with wall and base units, work surfaces housing the sink drainer, integrated electric oven and SMEG gas hob with cooker hood over, central heating radiator and double glazed windows to the rear of the property.

Conservatory

There are double glazed windows to the rear and side, French doors leading out to the rear garden and a central heating radiator.



First Floor Landing

With stairs rising from the hallway, cupboard, loft access and double glazed window to the rear of the property.

Bedroom One

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

Bedroom Two

There is a double glazed window to the front of the property, coving to the ceiling, fitted wardrobes and central heating radiator.

Bedroom Three

With a double glazed window to the rear of the property, central heating radiator, fitted wardrobes and cupboard housing the boiler.

Shower Room

There is a shower cubicle, wash hand basin, wc, partly tiled walls, central heating radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a block paved driveway providing off road parking, carport which leads through to the garage, a stoned area with mature plants and a small wall at the front.

The rear garden has a patio seating area, lawn, borders with mature shrubs, raised flower beds, shed at the rear of the garage, summer house and timber fenced surrounds.

Garage

With an up and over door at the front, power and lighting, windows to the side and rear and a single door to the rear garden.

At the rear of the garage there is a shed attached.









Total floor area 125.6 m² (1,352 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Winchester Road, at the mini roundabout turn left onto Hospital Lane. At the end of the road turn right onto Leicester Road towards the village of Countesthorpe. Then turn right before the mini roundabout onto Ladbrooke Grove, then immediately left onto Buckingham Road. Take the second turning on the right onto Spinney Avenue where the property is located.

EPC Rating: C Council Tax Band: C

Tenure: Freehold



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