



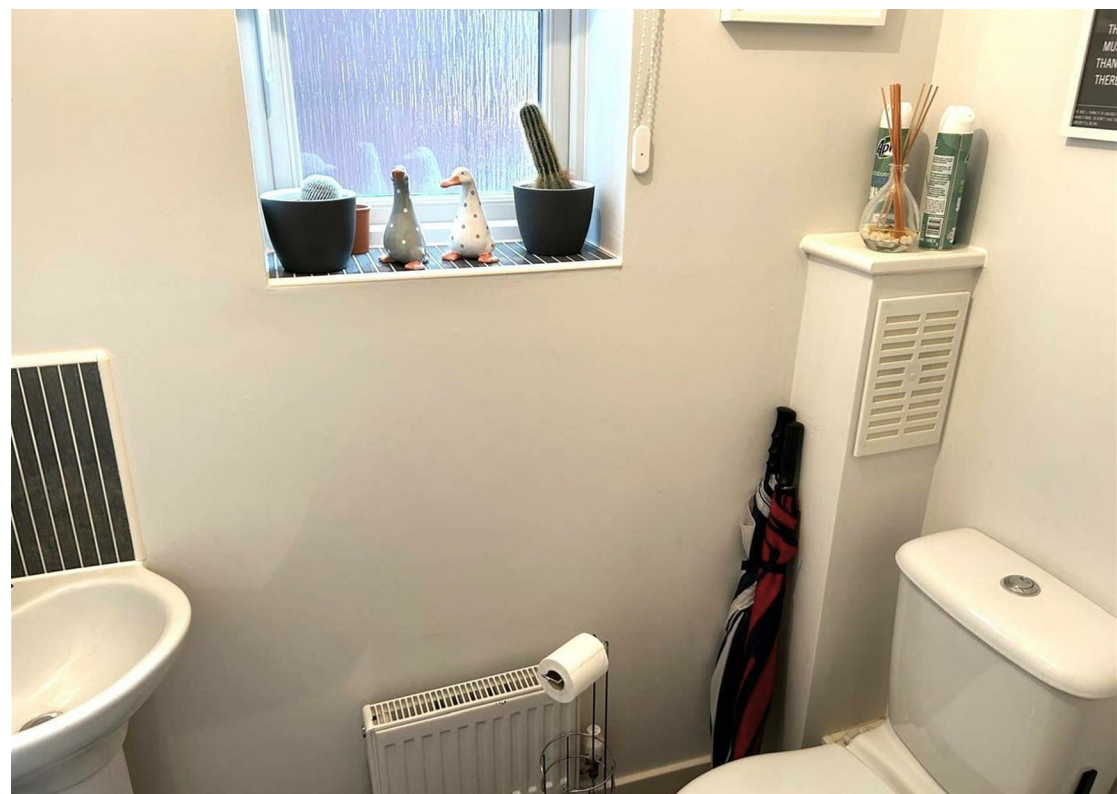
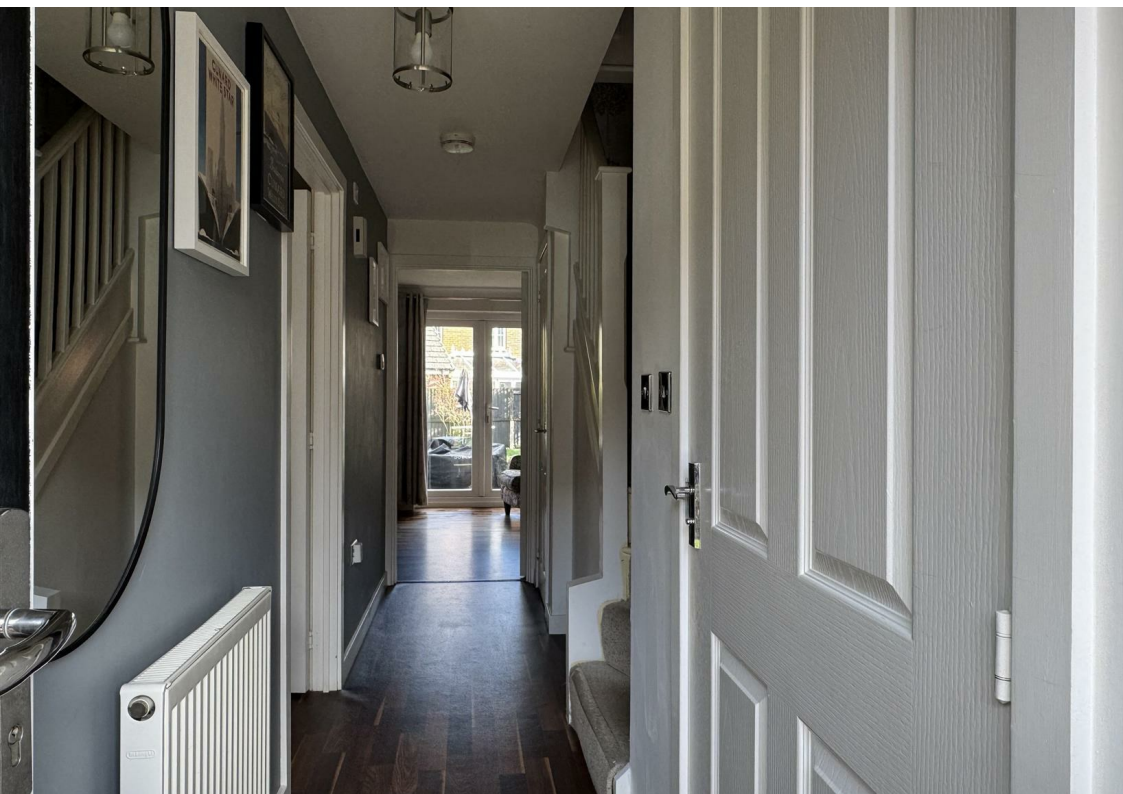
10 Clarke Crescent
, Countesthorpe, LE8 5XT
£320,000



Boasting 3 double bedrooms including a magnificent master suite with an ensuite shower room, plus an office/work from home space which could be used as a single bedroom. Convenient for Blaby & Countesthorpe schools & amenities. Easy access to Leicester, Fosse Park & Motorways.

Extremely spacious family home located midway between the village centre & Blaby Town Centre. Convenient for amenities, schools & leisure facilities. Easy access to Leicester, Fosse Retail Park & the motorways with a choice of nearby railway stations nearby.

- DETACHED FAMILY HOME WITH DRIVE & GARAGE
- SPACIOUS LOUNGE & DINING KITCHEN
- 3 DOUBLE BEDROOMS INCLUDING A MASTER SUITE
- OFFICE/SINGLE BEDROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM PLUS EN-SUITE
- EXCELLENT TRANSPORT LINKS
- VILLAGE LOCATION
- EPC Rating - C Council tax band D
- Internet - Standard, Super & Ultra all available - Please see Ofcom for more details.



INTRODUCTION

Forming part of a quiet and much sought-after development mid-way between the village amenities and the Town Centre of near-by Blaby and all of its excellent amenities, Clarkes Crescent is an attractive block-paved street lined with a very pleasing selection of modern 3 and 4 bedroom properties. This delightful family home is very nicely presented and provides a great opportunity for a family requiring 3 double bedrooms plus a work from home space. Benefitting from Gas Central Heating and uPVC Double Glazing the house is entered through the front door and briefly comprises: An entrance hall with guest wc off, a dining kitchen, and a spacious lounge. On the first floor there are 2 double bedroom, a spacious office which could be used as a single bedroom, and a family bathroom.

The second floor hosts a magnificent master suite with a large sleeping area having windows to the front and rear, fitted wardrobes and an en-suite shower room.

OUTSIDE

The gardens are an attractive feature of the property. Standing behind a mature hedge, the front garden is mainly laid to lawn with a tar-mac drive providing vehicle standing and access to the brick built garage. The rear garden has been laid out with low maintenance in mind. A tall boundary fence and specimen trees provide a good level of privacy from neighbouring properties. A decked patio with pedestrian access to the garage provides a seating area and there is a shaped lawn with mature borders and a timber storage shed.

LOCATION

Clarke Crescent is part of a sought-after development off Winchester Avenue, convenient for the village centre and the near by town of Blaby and all of its amenities, schools and leisure facilities.

The village of Countesthorpe is located around 6 miles south west of Leicester City Centre and around 9 miles north of Market Harborough. The location is convenient for local shops, Access to Wigston Town Centre, Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Greenfield Primary School and Countesthorpe Community College.

Entrance Hall

W.C

Kitchen Diner

15'7 x 9'4 (4.75m x 2.84m)

Lounge

16'1 x 10'1 (4.90m x 3.07m)

First Floor

Bedroom Two

13'7 x 9x6 (4.14m x 2.74mx1.83m)

Bedroom Three

12 x 9'8 (3.66m x 2.95m)

OFFICE / BEDROOM 4

10'7 x 6'6 (3.23m x 1.98m)

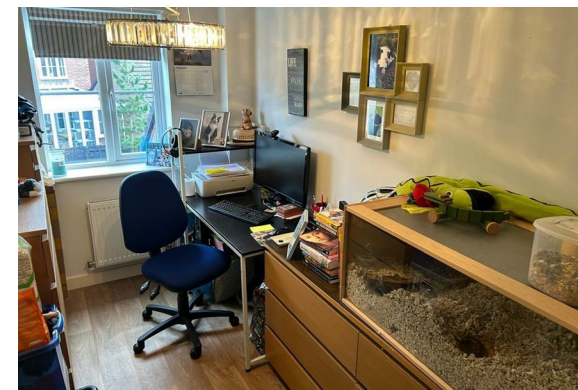
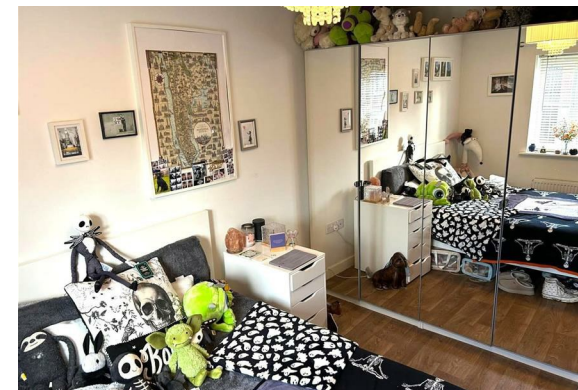
Second Floor

Main Bedroom with En-Suite

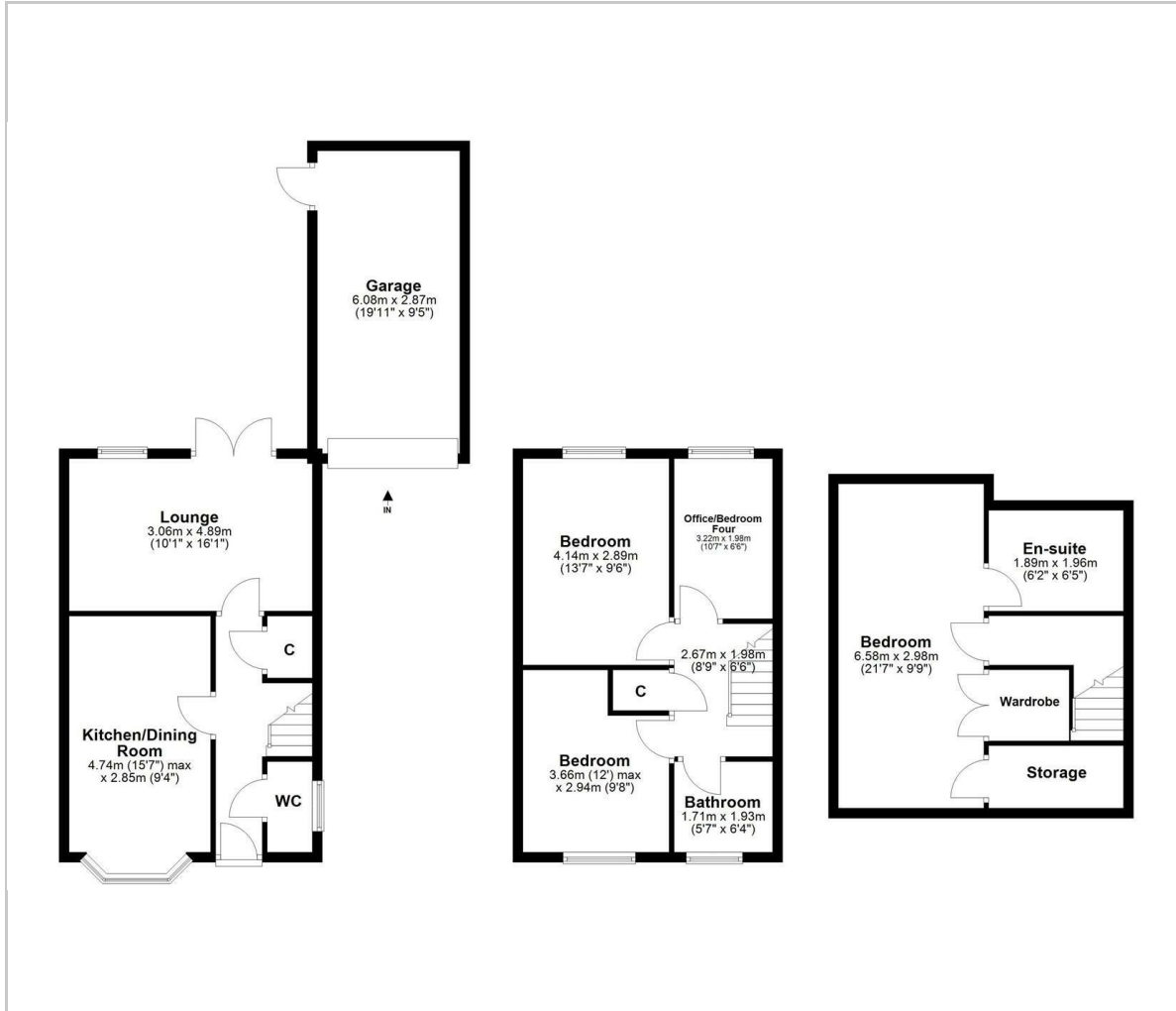
21'6 x 9'9 (6.55m x 2.97m)

En-suite

6'5 x 6'2 (1.96m x 1.88m)



Floor Plan



Viewing

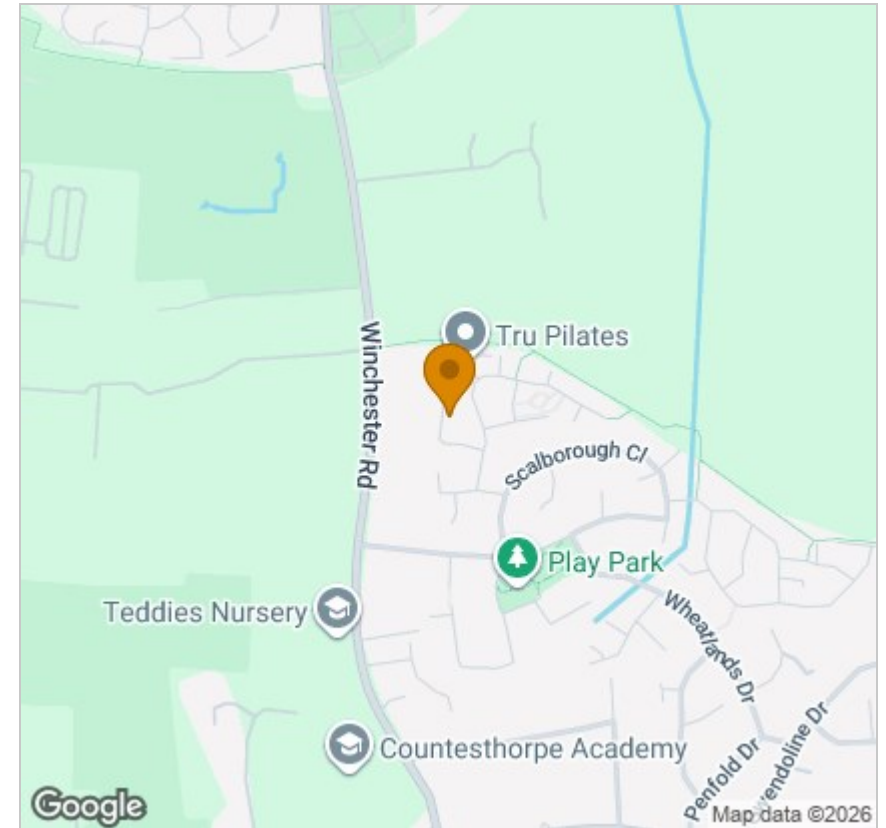
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Area Map



Energy Efficiency Graph

