



**FOR SALE**

4 Bed Detached House in Cosby Road, Countesthorpe, LE8 5PD

**£525,000**



## PROPERTY FEATURES

- Individually Designed Home
- Prime Location
- Four Bedrooms
- Open Plan Living
- Landscaped Rear Garden
- Two Bathrooms
- Ample Off Road Parking
- Potential For Self Contained Annexe
- Ideal Family Home
- Call To View



## FULL DESCRIPTION

### SUMMARY

Stunning one off build for sale in the heart of Countesthorpe. This home is not only unique in it's layout but also in it's design led presentation. The property offers flexible living with the potential to accommodate a self contained annexe. The home comprises entrance hall and open plan living kitchen to the ground floor. The lower ground level is currently laid out with a utility room, shower room, cinema room/bedroom four, family room and garage store. The first floor has three bedrooms, the master with dressing room and four piece bathroom suite. There is a good size garden to the rear with outdoor cooking area. If you are looking for the wow factor then look no further.

### ENTRANCE HALL

With stairs off to the first floor and lower ground floor, loft storage, feature radiator and laminate floor.

### OPEN PLAN LIVING KITCHEN

26' x 20' 7" (7.92m x 6.27m) Comprising base and wall mounted units with complementary work surfaces, island, sink unit with drainer, built in induction hob and double oven, built in dishwasher, exposed rafters, window to the front elevation, bi-fold doors to the rear garden, windows to each side elevation, log burner and feature radiator.

### LOWER HALL

### FAMILY ROOM

16' 3" x 12' 8" (4.95m x 3.86m) With laminate floor and under floor heating, two windows to the side elevation, window to the front elevation, cupboard housing the electrics and spotlights.





# Phillips George



## **GARAGE/STORE**

16'3" x 5'11" (4.95m x 1.8m) With front access, spotlights and wall mounted boiler.

## **CINEMA ROOM/BEDROOM FOUR**

14'x 9'8" (4.27m x 2.95m) With window to the rear elevation, feature radiator and spotlights.

## **UTILITY ROOM**

9'5" x 7'6" (2.87m x 2.29m) Comprising base and wall mounted units, sink unit, feature radiator, plumbing for washing machine and laminate floor.

## **SHOWER ROOM**

9'5" x 2'9" (2.87m x 0.84m) Comprising shower cubicle, low flush w.c., tiled splash backs, extractor fan, tiled floor and window to the rear elevation.

## **LANDING**

With access to the loft, thermostat and spotlights.

## **BEDROOM**

10'8" x 10'4" (3.25m x 3.15m) With spotlights, window to the rear elevation and radiator.

## **DRESSING ROOM**

9'9" x 8'4" (2.97m x 2.54m) With ample storage and spotlights.

## **BEDROOM**

11'11" x 9'9" (3.63m x 2.97m) With spotlights, window to the front elevation and radiator.

## **BEDROOM**

11'9" x 9'9" (3.58m x 2.97m) With spotlights, window to the front elevation and radiator.

## **BATHROOM**

10'7" x 8'4" (3.23m x 2.54m) Four piece suite comprising free standing bath, walk in shower cubicle, vanity wash hand basin, low flush w.c., shaver point, extractor fan, tiled splash backs, heated towel rail, tiled floor, spotlights and window to the rear elevation.

## **OUTSIDE**

The front of the property is mostly paved to provide ample off road parking. There are raised flower beds and steps to the front door. The rear garden is mainly laid to lawn with patio area, outdoor cooking area, flower beds, kids play area, gated side access and a fenced surround.

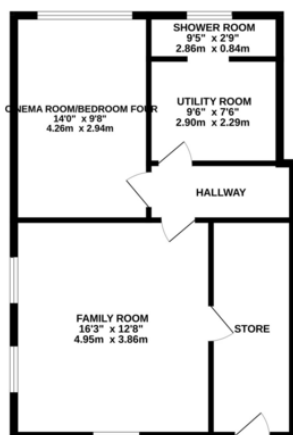




| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92+) <b>A</b>                              |           | <b>81</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>64</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |
| www.epc4u.com                               |           |                         |



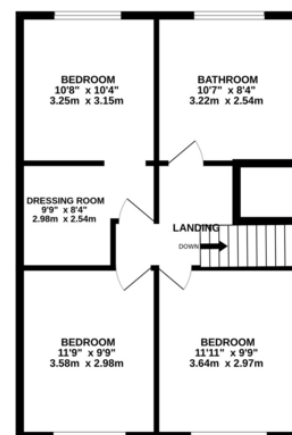
BASEMENT LEVEL  
590 sq.ft. (54.8 sq.m.) approx.



GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



1ST FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



FLOORPLAN BY PHILLIPS GEORGE ESTATE AGENTS LTD

TOTAL FLOOR AREA : 1748 sq.ft. (162.4 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 as to their operability or efficiency can be given.

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**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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.

