

JAMES
SELICKS

2 LAUREL DRIVE

COUNTSTHORPE
LEICESTERSHIRE
LE8 5RX

GUIDE PRICE £585,000



An impressive, detached family home offering spacious and versatile accommodation with a two/three reception rooms, a superb dining kitchen, five bedrooms and three bathrooms. occupying a generous plot, a double garage and ample off-road parking.

Entrance hall • cloakroom • front reception room • open-plan kitchen, dining and living space • rear reception room • principal bedroom • en-suite • bedroom two • en-suite • three further bedrooms • bathroom • lawned frontage • driveway • double garage • generous plot • EPC - C

Location

Countesthorpe lies approximately seven miles south of Leicester city centre, and offers a wide range of local amenities including shopping, schooling, popular pubs and restaurants, together with easy access to the M1/M69 motorway networks, mainline rail stations and Fosse Retail Park.

Accommodation

The property welcomes you via a generous entrance hall, finished with tiled flooring and offering useful cloaks storage and a convenient downstairs cloakroom with a wash hand basin, WC and fitted storage. The tiled flooring continues into a reception room with a south facing window, door access to the side garden, useful storage cupboard and internal rear access to the garage.

The heart of the home is the impressive open-plan kitchen, dining and living space, thoughtfully arranged in an L-shaped configuration. This bright and airy space features two large windows to the front and a door opening out to the garden. The kitchen is fitted with a comprehensive range of white eye and base level units and drawers, complemented by sleek black stone preparation surfaces with an undermounted ceramic sink and modern flexi tap above, and a further Astacast sink with mixer tap. Integrated appliances include a De Dietrich induction hob with extractor, a Neff dishwasher, CDA double oven, Liebherr freezer, Bosch fridge, Hotpoint washing machine and CDA tumble dryer. This beautiful room has polished tiled flooring throughout with underfloor heating enhancing comfort in the dining and living areas.

The spacious sitting room offers a distinctive split-level design centred around an attractive brick-built feature with a log burner creating a warm and inviting focal point. This space is predominantly carpeted, houses the staircase to the first floor, enjoys a large window and sliding patio doors opening onto the west-facing garden.

The first floor landing is bright and spacious, giving access to all bedrooms. The principal bedroom is a well-proportioned double boasting a dressing area with fitted wardrobes with sliding doors and additional shelving space. The stylish en-suite features a corner shower enclosure, a WC, wash hand basin with storage and a chrome heated towel rail.

Bedroom two is another generous double with fitted sliding wardrobes and its own en-suite shower room comprising a corner shower enclosure, WC and wash hand basin with storage. Bedrooms three and four are both good sized doubles, with bedroom three benefiting from fitted wardrobes, whilst bedroom four is currently arranged as a single room but offers flexibility. Bedroom five is currently utilised as a study and provides a useful storage cupboard.







Outside

The property benefits from a lawned frontage and a driveway providing parking for multiple vehicles and access to a double garage with an electric up and over door and additional loft storage above. The rear garden is a standout feature, enjoying a desirable west facing aspect. Thoughtfully landscaped, the space includes a patio area directly to the rear of the property, as well as a superb seating area with a brick-built fireplace and outdoor log burner. To the side is a separate section currently used as an allotment area, along with a shed with power.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Blaby District Council

Tax Band: E

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, cable & Mobile 4G and 5G, speed unknown.

Construction: Standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None.

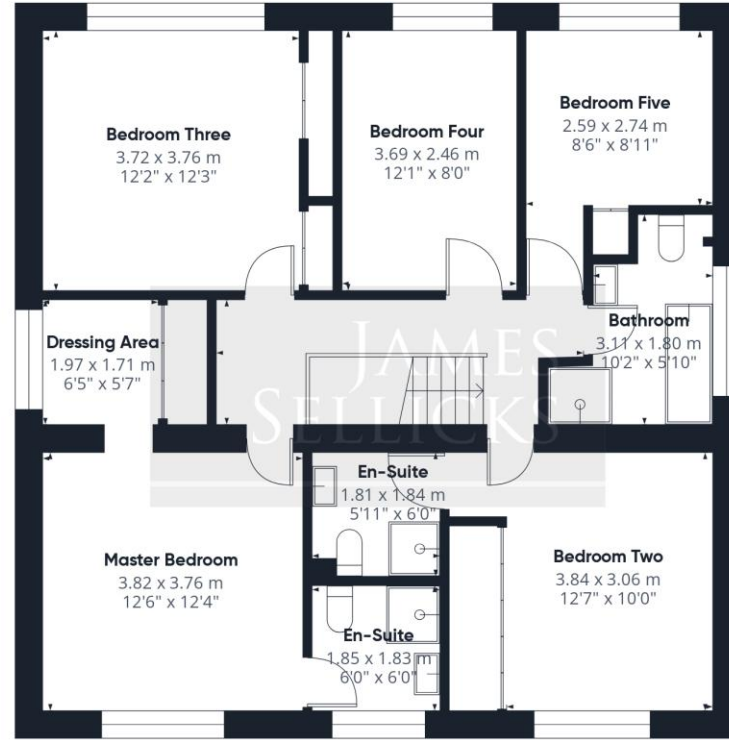
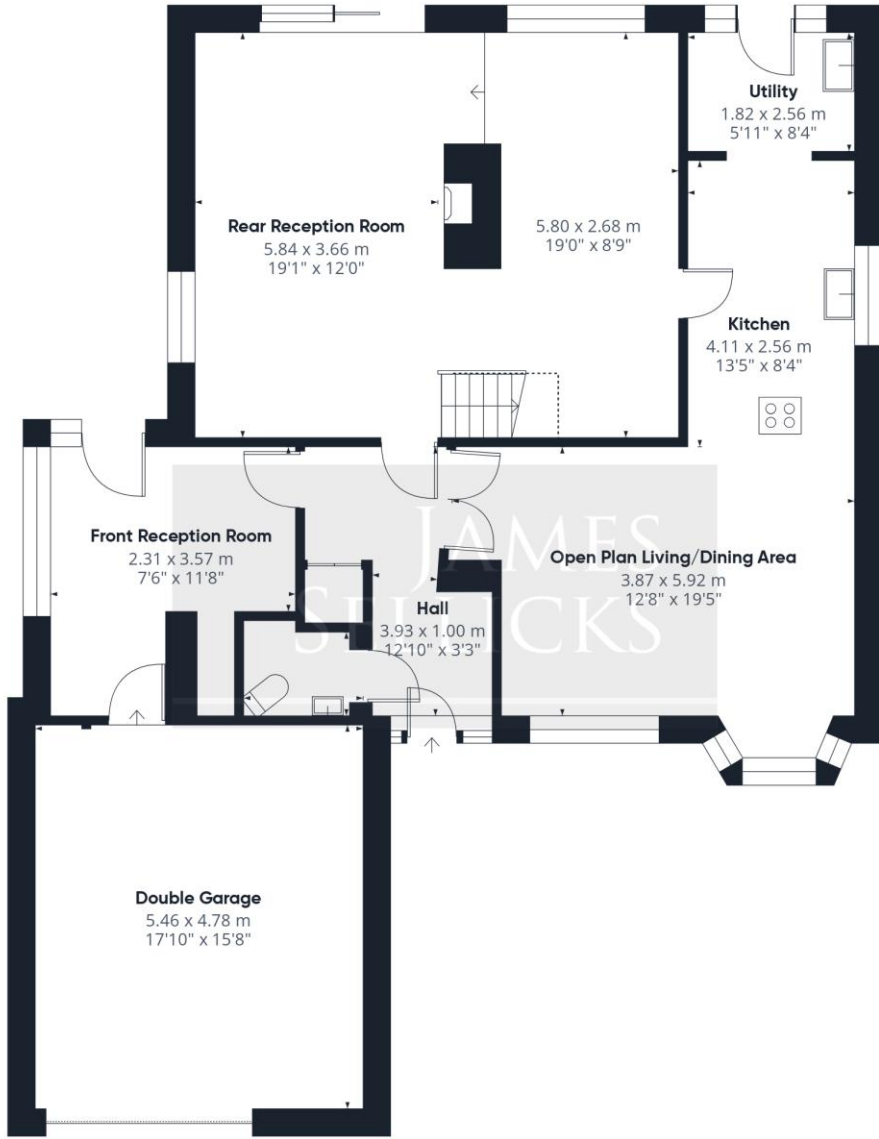
Planning issues: None our Clients are aware of.

Accessibility: Two-storey property. No specific accessibility modifications made.









Approximate total area⁽¹⁾

213.2 m²
2296 ft²

Reduced headroom

1.3 m²
14 ft²

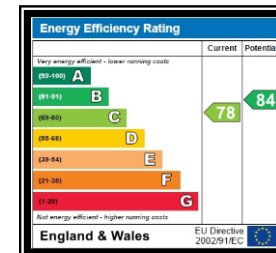
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

