



## 7 SOUTHFIELD CLOSE, COUNTSTHORPE

**£350,000**  
**FREEHOLD**



0116 236 7000



[sales@judgeestateagents.co.uk](mailto:sales@judgeestateagents.co.uk)



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



RESIDING WITHIN THE SOUGHT AFTER VILLAGE OF COUNTSTHORPE COMES OFFERED FOR SALE THIS IMMACULATLY 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 TANDEM OFF ROAD PARKING THAT LEADS ALONGSIDE THE PROPERTY TO A GARAGE. JUDGE ESTATE AGENTS RECOMMEND ON 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 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 which is part boarded with lighting, 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 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 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 tandem off road parking that leads alongside the property to:

#### **GARAGE**

Benefiting from an up and over door and the benefits of boarded storage within the eaves of the roof.

#### **COUNTESTHORPE**

The village of Countesthorpe is located approximately eight miles south of Leicester the city centre. The village offers a wide range of convenient local amenities, including small supermarkets, a GP surgery, pharmacy, dentist and opticians. The property is well located to walk to both the primary and secondary schooling.

#### **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.



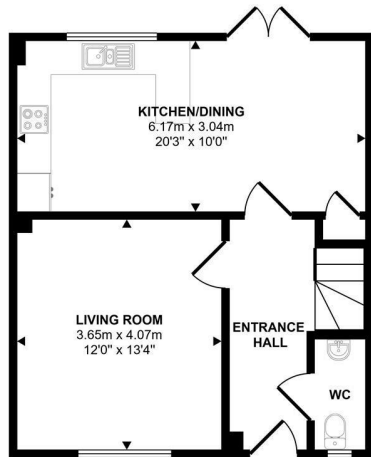
## LOCATION



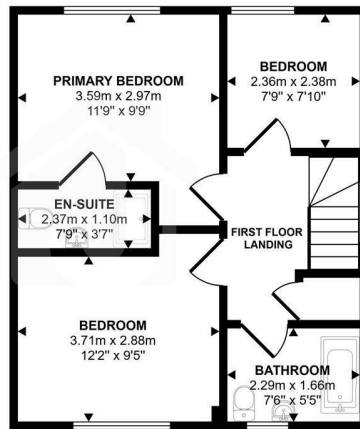
## MEASUREMENTS

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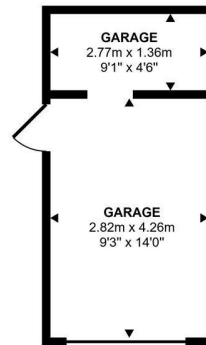
Approx Gross Internal Area  
105 sq m / 1132 sq ft



Ground Floor  
Approx 45 sq m / 480 sq ft



First Floor  
Approx 45 sq m / 479 sq ft



Garage  
Approx 16 sq m / 173 sq ft

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## VIEWINGS

### 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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