

FLOOR PLAN

DIMENSIONS

Entrance Hall

Kitchen
11'10 x 7'11 (3.61m x 2.41m)

Lounge Diner
24'11 (max) x 12'1 (max) (7.59m (max)
x 3.68m (max))

Playroom/Utility
11'3 x 9'8 (3.43m x 2.95m)

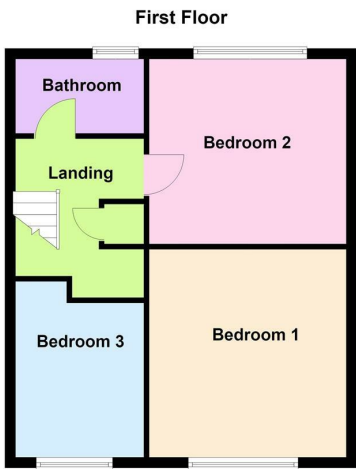
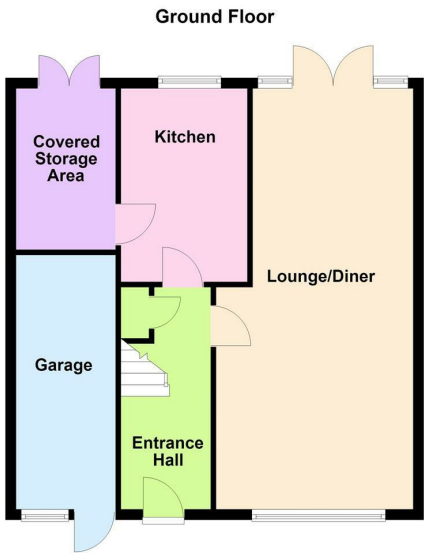
Bedroom One
13'0 x 10'10 (3.96m x 3.30m)

Bedroom Two
11'7 x 10'1 (3.53m x 3.07m)

Bedroom Three
9'11 x 7'7 (3.02m x 2.31m)

Family Bathroom

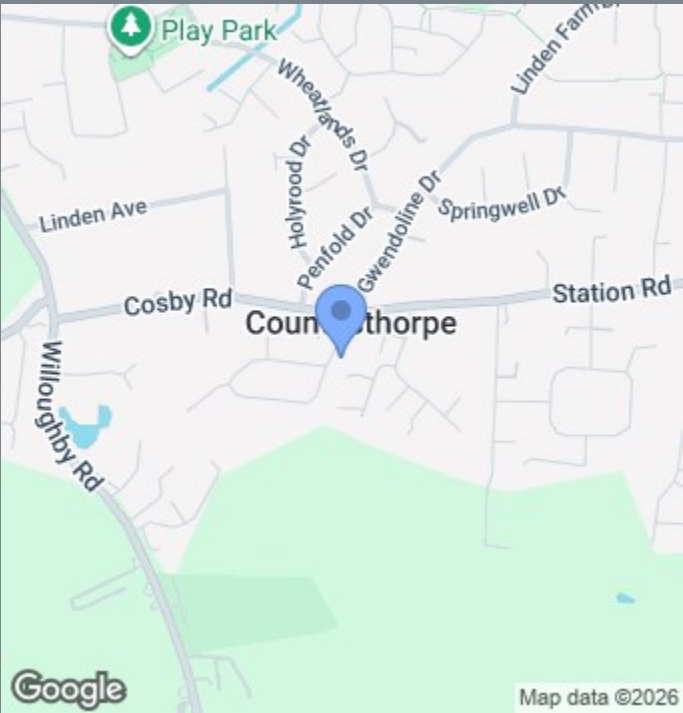
Garage



OVERVIEW

- Three Bedroom Semi Detached Family Home
- Modern Lounge Diner With French Doors Into The Garden
- Fitted Kitchen
- Play Room
- Family Bathroom
- New Boiler Fitted September 2026
- Enclosed Rear Garden
- Driveway And Garage
- Sought After Village Location
- EER Rating - D, Council Tax Band C, Freehold

LOCATION LOCATION....



THE INSIDE STORY

Welcome to this charming semi-detached house located on Maurice Drive in the sought-after village of Countesthorpe, Leicester. Built in 1970, this property offers great living accommodation over two floors for modern living, making it an ideal family home.

As you enter, you are greeted by a good-sized entrance hall that sets the tone for the rest of this property. There are doors to your downstairs living with stairs rising to the first floor. The layout includes three well-proportioned bedrooms, providing ample space for family living or guests. The lounge diner is a lovely light and airy room offering space to relax after a long day, with ample room for a table and chairs to enjoy family meals and entertaining. The fitted kitchen has an array of wall and base units, with a door into the versatile playroom, which can also serve as a utility room, offering practicality and convenience for everyday life.

There are three well-proportioned bedrooms, two doubles and a good size single offering ample space for family living or guests. The bathroom is thoughtfully designed, featuring a bath with a shower over, a wash hand basin, and a WC, ensuring all your needs are met in a comfortable setting.

Step outside to discover a mature garden that is perfect for relaxation and outdoor activities. The paved patio area provides an excellent space for al fresco dining or enjoying a quiet moment in the sun, surrounded by the beauty of nature.

To the front is a driveway offering parking and a garage. This property is situated in a desirable village location, offering a peaceful atmosphere while still being within easy reach of local amenities and transport links. Whether you are looking for a family home or a tranquil retreat, this semi-detached house on Maurice Drive is sure to impress.

