



Connells

Ludlam Close
Countesthorpe Leicester

Ludlam Close Countesthorpe Leicester LE8 5BY

for sale
£375,000



Property Description

Countesthorpe is a large village and civil parish in the Leicestershire district of Blaby. The village boasts its own church which still has the 14th century tower. The village has public houses, two small supermarkets and an award winning Indian restaurant. Countesthorpe provides schooling for all ages with Greenfield Primary and Countesthorpe Academy.

An Immaculately presented three bedroom detached home situated in the sought after village of Countesthorpe. The property offers spacious and modern accommodation, including a stylish open-plan kitchen/dining area ideal for families and entertaining. Viewing is highly recommended.

Entrance Porch

There is a door to the front of the property and a door through to the lounge.

Lounge

A door from the porch leads into the lounge which has a double glazed window to the front of the property, gas fireplace with feature surround, central heating radiator, coving to the ceiling and an opening through to the dining area.

Kitchen/Dining Area

Fitted with wall and base units, solid oak work surfaces housing the sink drainer, integrated NEFF double electric oven and gas hob with NEFF cooker hood over, integrated dish washer, integrated fridge, vertical radiator, a double glazed window to the rear of the property, a door to the side of the property and an opening in the dining area through to the conservatory. There are also stairs rising to the first floor.

Conservatory

A upvc construction with tiled flooring, spot lighting, two skylight windows, double glazed windows overlooking the rear garden and double glazed French doors leading out to the rear garden. The roof on this room has been tiled and insulated.

Utility Room

There is a vertical radiator, double glazed window to the side of the property, access to the cloakroom and the storage/garage area.

Cloakroom

There is a wc and wash hand basin with splashback tiling.

First Floor Landing

With stairs rising from the ground floor, there is a storage cupboard, further large boiler cupboard, loft access and double glazed window to the side of the property.

Bedroom One

With a double glazed window to the front of the property, built in wardrobes, central heating radiator and access to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin, wc, fully tiled walls and a double glazed window to the front of the property.

Bedroom Two

There are two double glazed windows to the rear of the property, central heating radiator and has fitted wardrobes and dressing table.

Bedroom Three

With a double glazed window to the front of the property and a central heating radiator.

Family Bathroom

There is an 'L' shaped bath with shower over, wash hand basin in a vanity unit, wc, heated towel radiator, tiled walls, spot lights to the ceiling and double glazed window to the rear of the property.

Outside

At the front of the property there is a driveway providing off road parking and a garden area with a lawn and mature shrubs.

The rear garden has a patio seating area, lawn and timber fenced surrounds.

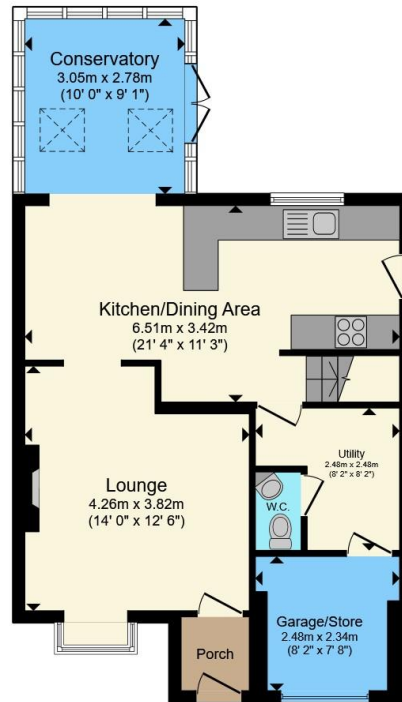
Garage/Store

With an up and over door to the front this area has partly been converted to become the utility room.

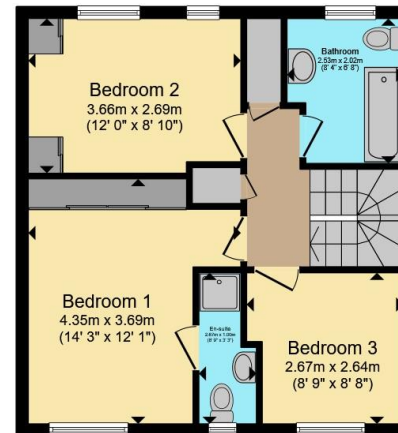








Ground Floor



First Floor

Total floor area 106.7 m² (1,149 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Winchester Road, at the mini roundabout continue straight ahead towards the village of Countesthorpe. Take the first left turn onto Leysland Avenue. At the end of the road turn right onto Scarborough Close, first left onto Ludlam Close where the property is located.

EPC Rating: C Council Tax
Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA309875



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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