



Hoffler Close, Countesthorpe
Leicester

£299,995



Bedrooms: 3 | Bathrooms: 2 | Receptions: 1

A modern three-bedroom detached home, situated on the popular Persimmon development in Countesthorpe, occupying a convenient position on the edge of the village with easy access to open countryside, whilst remaining well placed for local amenities, schools and transport links.

The property is approached via a welcoming entrance hallway, with a useful guest cloakroom. The lounge is positioned to the front of the property and features attractive wood-effect flooring, which continues through into the dining kitchen.

To the rear is the bright and well-appointed dining kitchen, fitted with a contemporary range of wall and base units with wood-effect work surfaces over, together with a range of integrated appliances. French doors open directly onto the rear garden, creating a lovely connection between the indoor and outdoor living spaces. A useful understairs storage cupboard provides additional practicality.

To the first floor, the principal bedroom benefits from its own ensuite shower room, while two further bedrooms are served by a modern contemporary family bathroom.

Outside, the property has a lawned front garden, with a side driveway providing off-road parking and leading to a detached single garage.

The rear garden provides a lovely space for both family life and outdoor entertaining, being predominantly laid to lawn with a paved patio and a further decked seating area — ideal for relaxing or enjoying al fresco dining.

Overall, Hoffler Close offers well-planned modern accommodation in a popular village setting, combining the convenience of everyday amenities with the benefit of open countryside close by.

Services, Utilities & Property Information:

Tenure - Freehold

Council Tax Band - C

EPC Rating - C

Services - The property is believed to be connected to mains gas, electricity, water and drainage, and has gas central heating, along with fully double glazed windows and doors.

Mobile Phone coverage - 4G and 5G mobile signal is available in the area we - advise you to check with your provider.

Broadband Availability - FTTC - Ultrafast (300 Mbps) and Superfast (30 Mbps) Broadband Speed is available in the area - we advise you to check with your provider.





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