



Linden Avenue, Countesthorpe, Leicester, LE8 5PG

- Three double bedrooms
- Open-plan lounge dining room
- No Upward Chain
- Substantial corner plot approx 0.30 Acres
- Sought-after Countesthorpe location
- Fitted kitchen with pantry
- Ample off road parking spaces
- Gardens on three sides with garage with storage area
- Gas central heating and double glazing
- Scope to create a further property*

£600,000



Linden Avenue, Countesthorpe, Leicester, LE8 5PG

DESCRIPTION

Nestled on the desirable Linden Avenue in Countesthorpe, this charming detached bungalow offers a wonderful opportunity for both families and buyers downsizing seeking a peaceful retreat. Set on a generous plot of approximately 0.30 acres, the property boasts three spacious double bedrooms, making it ideal for comfortable living or developing the space.

As you enter, you are welcomed into an open plan lounge and dining room, where double aspect windows allow an abundance of natural light to fill the space, creating a warm and inviting atmosphere. The fitted kitchen, complete with a handy pantry storage cupboard, provides lovely views over the rear garden, making it a delightful spot for culinary endeavours.

The bungalow features a well-appointed bathroom and a separate WC, ensuring convenience for all residents. Outside, the property is surrounded by gardens on three sides, with the rear garden being a substantial corner plot, predominantly laid to lawn and bordered by various trees, offering a serene outdoor space for relaxation and recreation.

An oversized garage with an external storage cupboard adds to the practicality of this home, providing ample space for vehicles and additional storage needs. The property benefits from gas central heating and double glazing, ensuring comfort throughout the year.

With no upward chain, this bungalow is presented in a ready-to-move-in condition, while also offering potential for buyers to personalise certain areas to their own tastes. The sought-after location within the South Leicester village of Countesthorpe further enhances its appeal, making it a perfect choice for those looking to settle in a friendly community.

This property truly represents a fantastic opportunity to create a lovely home in a picturesque setting or the scope to create a further property to the rear, Subject to relevant planning regulations.





HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE

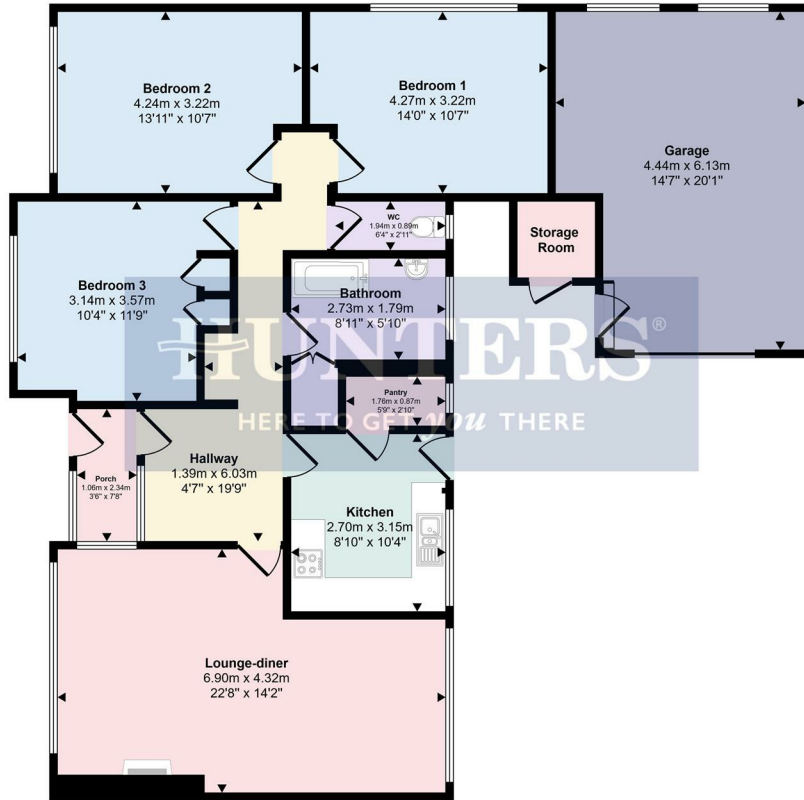


HUNTERS
HERE TO GET YOU THERE



HUNTERS
HERE TO GET YOU THERE

Approx Gross Internal Area
131 sq m / 1405 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Viewings

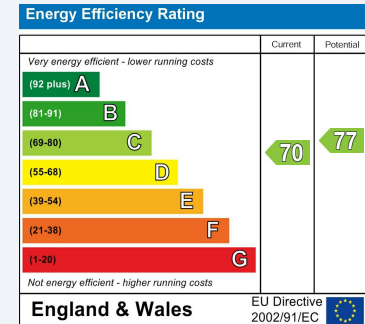
Please contact wigston@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



19 Leicester Road, Wigston, Leicestershire, LE18 1NR
Tel: 0116 366 0660 Email: wigston@hunters.com <https://www.hunters.com>

