



# READINGS

www.readingspropertygroup.com



Main Street  
Countesthorpe, Leicester, LE8 5QX

**£279,950**



## Main Street

Countesthorpe, Leicester, LE8 5QX

This attractive six-year-old home forms part of Buckingham Mews, an exclusive development of just seven charming cottages, in the heart of Countesthorpe's conservation area.

Offering flexible and well-designed living space, the property combines modern comforts with a high-quality finish throughout. The stylish kitchen features integrated Bosch appliances, while the contemporary four-piece Jack & Jill bathroom and convenient downstairs WC are fitted with sleek suites.

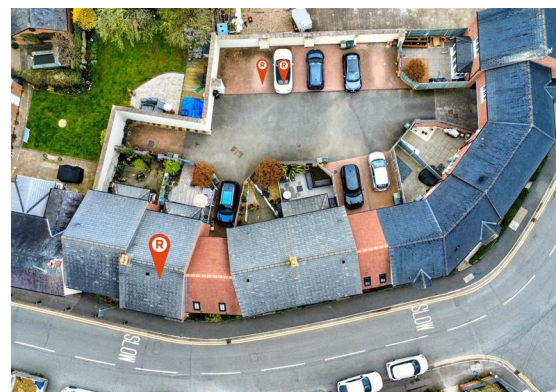
On the ground floor, you're welcomed by an entrance hall leading to a spacious lounge with useful under-stairs storage. An inner hallway provides access to the downstairs cloakroom and opens through to a superb living dining kitchen. This impressive space showcases the high-end units and a striking walk-in bay with French doors, creating the perfect setting for entertaining while opening directly onto the courtyard garden.

Upstairs, the property offers three bedrooms along with the stylish Jack & Jill bathroom, complete with both a bath and a separate shower cubicle. The airing cupboard houses the modern boiler and the loft has been boarded for storage.

Outside, the enclosed courtyard garden has been thoughtfully paved to provide a smart, low-maintenance outdoor space. To the rear of the property, there are two allocated parking spaces.

Countesthorpe itself offers the best of village living while remaining conveniently close to the city. A well-regarded local pub sits just opposite, and a Co-op along with a selection of convenience stores, a doctor's surgery and a primary school are all within walking distance. Leicester city centre is only a short drive or bus journey away, and with excellent access to the M1 and M69, the location is ideal for commuters.





## Property Information

Tenure: Freehold  
Local Authority: Blaby  
Council Tax Band: C  
Type of Construction: Brick and block  
Services: The property is offered to the market with all mains services and gas-fired central heating.  
Multiple Options for Broadband/mobile phone signal.

Flood Risk: None  
Annual Estate Management Charge If Applicable:

The property is being sold with Vacant Possession upon completion. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

## Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

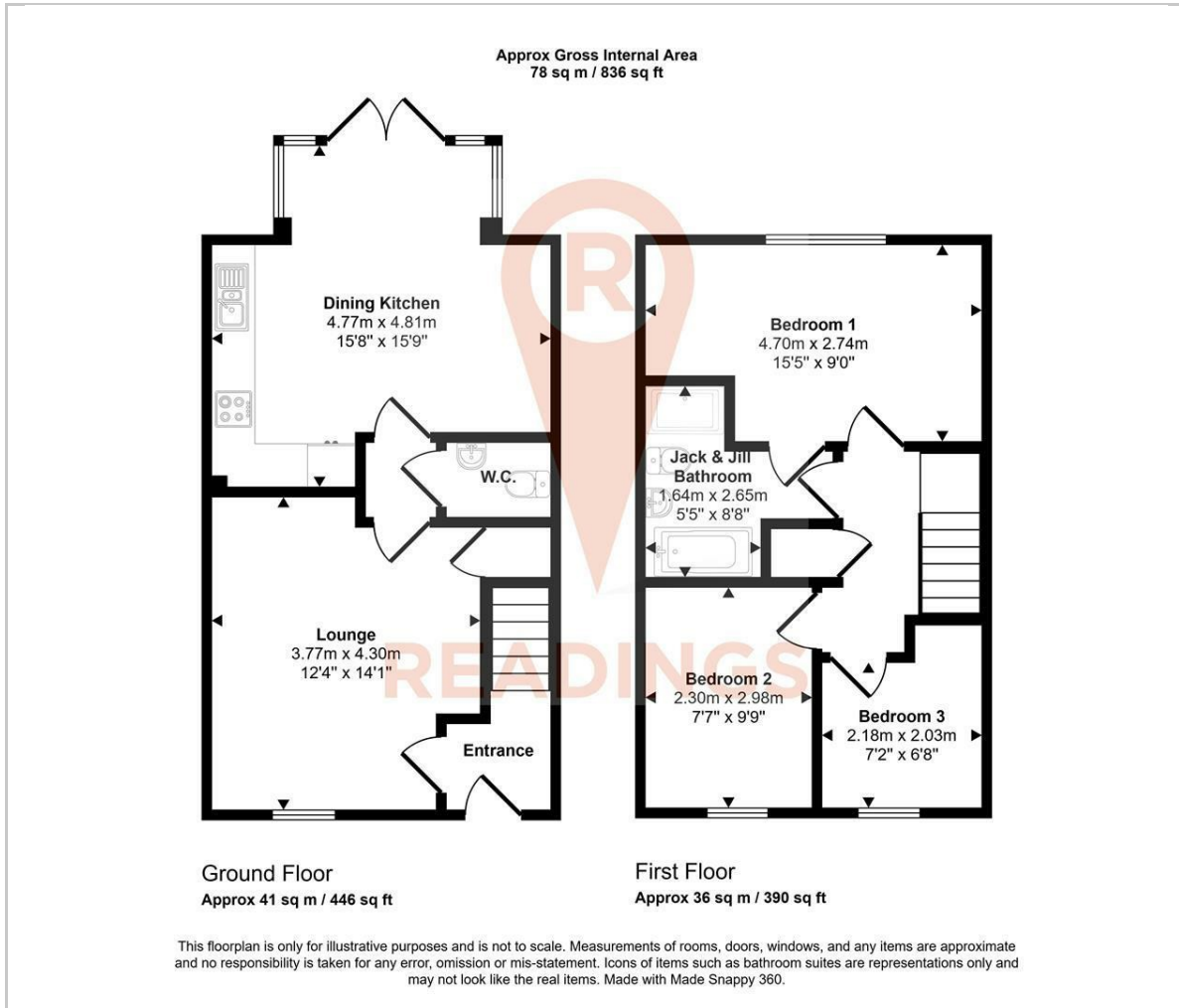
The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.

## Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



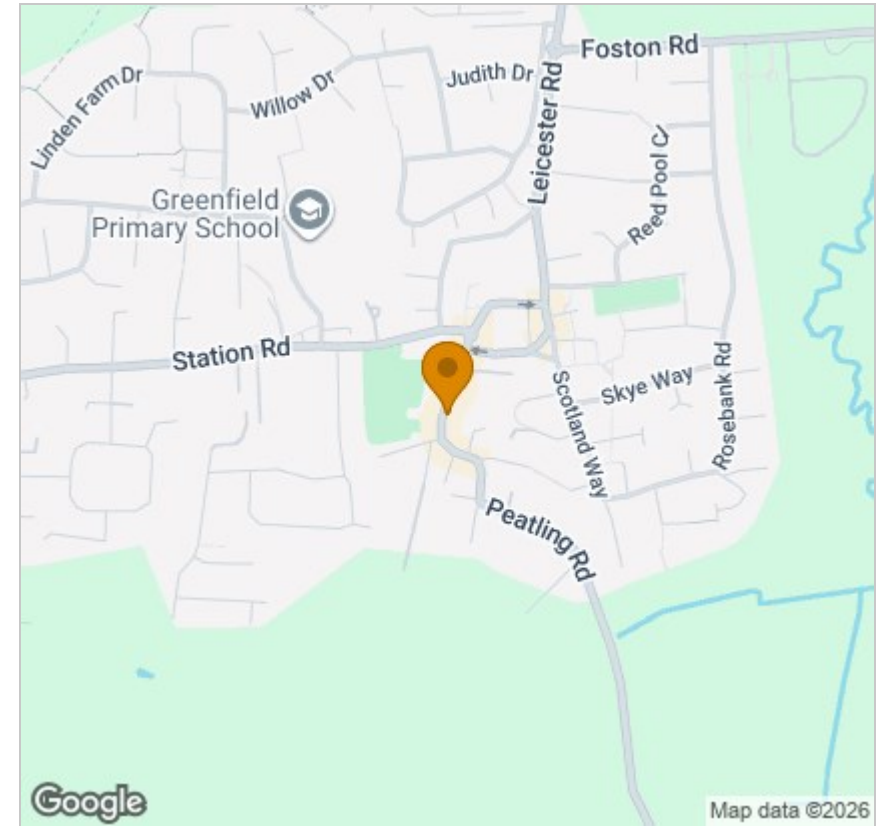
## Floor Plan



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

