



Connells

Bladen Close
Countesthorpe Leicester



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.

This three bedroom semi-detached property is situated in a sought after cul-de-sac location in Countesthorpe. The property benefits from a recently refitted kitchen and is immaculately presented throughout. Viewing is highly recommended to appreciate the standard this property has to offer.

Entrance Hall

With a door and window to the front of the property, coving to the ceiling, stairs rising to the first floor and a central heating radiator.

Lounge/Diner

With a double glazed window to the front of the property, two central heating radiators, coving to the ceiling and double glazed patio doors leading out to the rear garden.

Kitchen

Fitted with wall and base units, work surfaces housing the sink drainer, integrated electric oven, electric hob, plumbing for a washing machine, space for a fridge freezer, central heating radiator, coving to the ceiling, double glazed window to the rear and door to the side of the property.



First Floor Landing

With stairs rising from the ground floor, airing cupboard housing the boiler, loft access which is partly boarded (not checked by the agent), double glazed window to the side of the property.

Bedroom One

With a double glazed window to the front of the property, an array of fitted wardrobes and a central heating radiator.

Bedroom Two

With a double glazed window to the rear of the property, cupboard with shelving and a central heating radiator.

Bedroom Three

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

Family Bathroom

There is a bath with shower over, wash hand basin, wc, fully tiled walls, LED spot lighting, chrome towel radiator and two double glazed windows to the rear of the property.

Outside

At the front of the property there is a driveway providing off road parking and a side gate leading to the rear. There is a gravelled area with shrubs.

The rear garden has a patio seating area, steps up to a lawn and flower beds with mature shrubs.

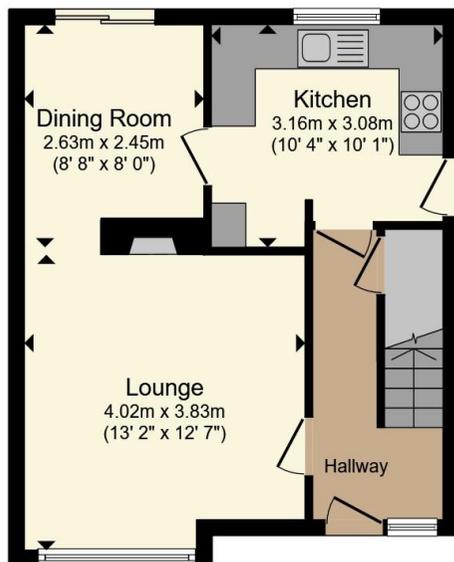
Garage

With an up and over door, power and lighting.

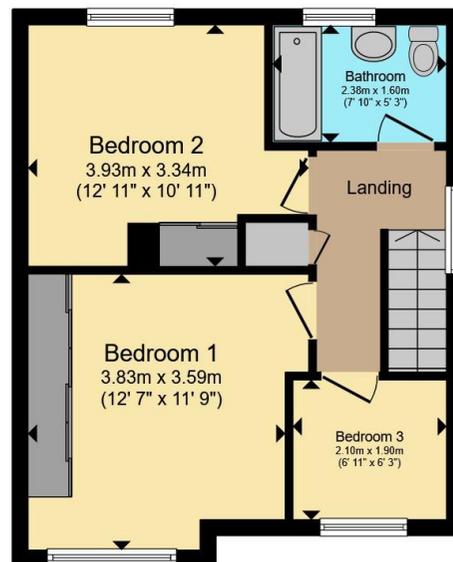




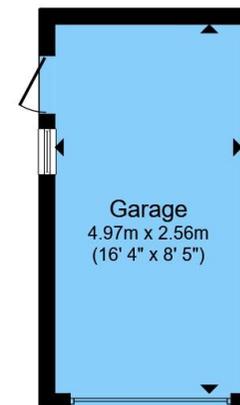




Ground Floor



First Floor



Garage

Total floor area 91.4 m² (984 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



To view this property please contact Connells on

T 0116 247 7477
E blaby@connells.co.uk

8-10 Leicester Road BLABY
LEICESTER LE8 4GQ

view this property online connells.co.uk/Property/BLA309895

directions to this property:

Proceed out of Blaby along Sycamore Street which becomes Winchester Road towards the village of Countesthorpe. Turn left onto Cosby Road and continue along onto Station Road. Turn left onto Gwendoline Drive, right onto Springwell Drive and left onto Bladen Close where the property is located.

EPC Rating: C Council Tax Band: B

Tenure: Freehold



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BLA309895 - 0003