



**Connells**

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**FOR SALE**

**Connells**

Ridleys Close  
Countesthorpe Leicester

# Ridleys Close Countesthorpe Leicester LE8 5AH

for sale offers in excess of  
**£230,000**



## 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.

This two bedroom semi detached property is set in a quiet location in the sought after village of Countesthorpe. The property is well presented throughout and would make an ideal first time purchase. Early viewing is highly recommended.

## Entrance Hall

There is a door to the front of the property, central heating radiator and stairs rising to the first floor.

## Cloakroom

With a wc, wash hand basin, central heating radiator and double glazed window to the front of the property.

## Kitchen

Fitted with wall and base units, work surfaces housing the stainless steel sink drainer, integrated electric oven and gas hob with cooker hood over, central heating radiator and double glazed window to the front of the property.

## Lounge

There are double glazed French doors to the rear leading out to the garden and a central heating radiator.

## First Floor Landing

With stairs rising from the hallway, loft access and central heating radiator.

## Bedroom One

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

## Bedroom Two

There are two double glazed windows to the front of the property, storage cupboard and central heating radiator.

## Bathroom

There is a bath with mixer taps and shower over, wash hand basin, wc, partly tiled walls, towel radiator and double glazed window to the side of the property.

## Outside

At the front of the property there is a path leading to the front door and a lawn.

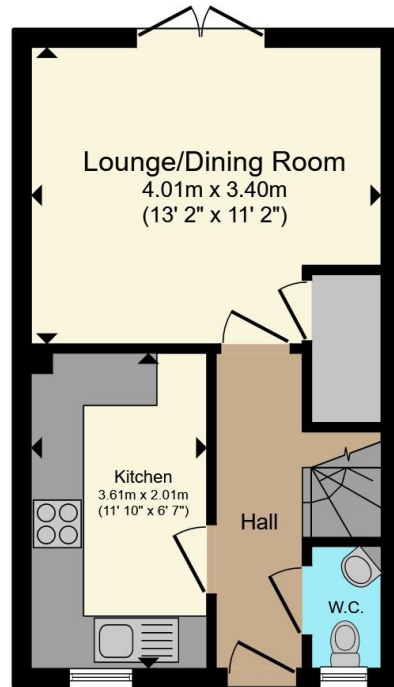
The rear garden has a lawn, patio seating area, timber fencing and a gate at the rear.

There are also two allocated parking spaces.

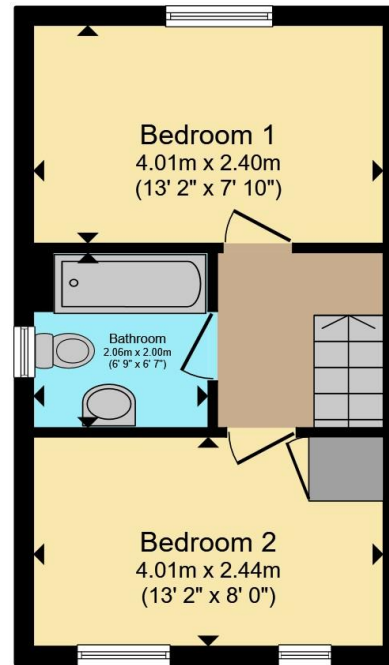








**Ground Floor**



**First Floor**

Total floor area 56.9 m<sup>2</sup> (612 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](http://www.propertybox.io)



To view this property please contact Connells on

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**view this property online [connells.co.uk/Property/BLA309958](http://connells.co.uk/Property/BLA309958)**

**directions to this property:**

Proceed out of Blaby along Sycamore Street, at the mini roundabout continue straight ahead onto Winchester Road. Then taking the first available left onto Leysland Avenue, then first left onto Scarborough Close. Follow the road round and turn left onto Ridleys Close where the property is situated.

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.

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