



4 The Plantation, Countesthorpe, Leicester. LE8 5ST

- Four Bedroom Detached Family Home
- Ideally Located For Local Schooling
- Ent Hall, Cloaks/WC, Good Size Lounge With Patio Doors To Garden
- Dining Room, Kitchen, Utility/Lobby
- Landing, Four Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Majority Double Glazing
- Driveway, Garage, Attractive Rear Garden
- Early Viewing Highly Recommended, No Chain
- EPC Rating D & Council Tax Band D



PROPERTY DESCRIPTION

Lovely four bedroom detached family home ideally positioned for local schooling. The property has been home and well loved by the present owners for approaching 50 years and makes an ideal family property. Offering well laid accommodation comprising of entrance hall, cloaks/wc, good size lounge with feature gas fire and surround, side window and rear patio doors looking out onto the well maintained garden. The dining room sits to the right of the entrance hall and has a useful understairs store and leads through to the rear kitchen fitted with a range of base and wall units and access to the rear lobby/utility with access door to the rear and internal door to the garage. To the first floor the landing gives access to two double bedrooms and two single bedrooms along with a refitted family bathroom. The property further benefits from gas fired central heating system and double glazing (except garage). Externally to the front there is a lawn with central border and driveway providing car standing and giving access to the garage. A side gate leads to the attractive rear garden with patio, pond, lawn with mature borders and fence surround. An early viewing is highly recommended to appreciate. No onward chain. EPC rating is D, Council tax is band D.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Lounge

17' 0" x 12' 2" into rec (5.18m x 3.71m)

Dining Room

14' 2" x 9' 4" (4.32m x 2.84m)

Kitchen

12' 8" into rec x 8' 7" (3.86m x 2.62m)

Lobby/Utility

6' 11" x 5' 0" (2.11m x 1.52m)

Landing

Bedroom

11' 10" to back robes x 11' 0" (3.61m x 3.35m)

Bedroom

11' 11" x 9' 5" (3.63m x 2.87m)

Bedroom

8' 7" x 8' 0" (2.62m x 2.44m)

Bedroom

8' 8" x 5' 11" (2.64m x 1.80m)

Family Bathroom

9' 8" red to 5'5" x 5' 7" (2.95m x 1.70m)

Outside

Garage

19' 1" x 7' 8" (5.82m x 2.34m)

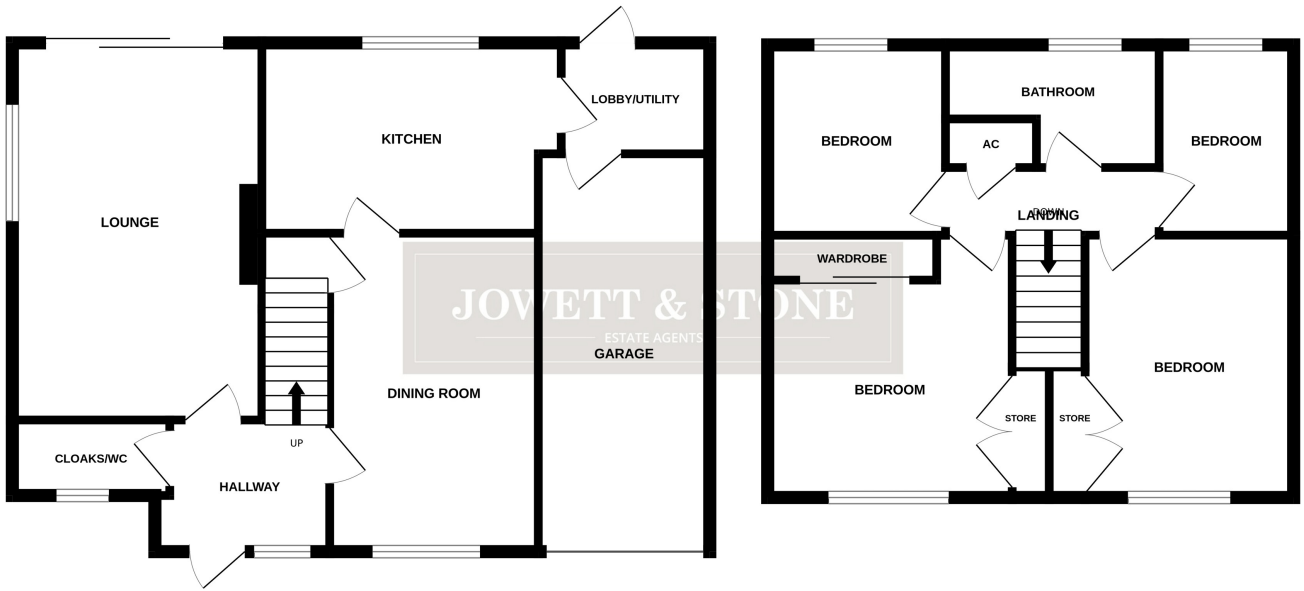
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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