



# Laurel Drive, Countesthorpe, Leicester. LE8 5RX

- Extended Five Bedroom Detached Family Home
- Spacious And Flexible Accommodation Throughout
- Ent Hall, Cloaks/Wc, Study, Front Living Room with Bay
- Kitchen, Utility Area, Good Size Lounge, Dining Area
- Landing, Five Bedrooms, Family Bathroom
- Two En Suite Bathrooms, Dressing Room To Master Bedroom
- Ample Off Road Parking, Double Garage
- Attractive Garden Area To Rear, Side Allotment Garden
- Viewing Essential To Appreciate Size, Style And Layout Of Accommodation
- EPC Awaited & Council Tax Band E





## PROPERTY DESCRIPTION

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Superb extended five bedroom detached property in this sought after cul de sac location in Countesthorpe. Offering spacious and flexible accommodation throughout and ideally located for Greenfield Primary school, Internal viewing is considered essential to appreciate the size and style of this lovely family home. In brief the property comprises of entrance hall, cloaks/wc, side study/garden room with useful store, side window and Velux, rear access door and internal door to garage. To the front of the property is a 19ft living room with front bay and window, feature tile flooring and open access to the kitchen area. The kitchen is fitted with a range of base and wall units, fitted oven/hob/extractor, side window and open access to the rear utility lobby with rear access door. The ground floor is completed by the large lounge/dining room with central wood burner fireplace, rear sliding patio doors leading to the rear garden area, stairs leading to the first floor accommodation. The landing leads to all five bedrooms and a family bathroom with three piece suite and separate shower. The master bedroom has an suite shower room/wc and further benefits from a dressing room with fitted wardrobes, whilst the second bedroom also benefits from an en suite shower room. Externally the property sits on a great plot position with a generous front lawn, driveway providing ample car standing for several vehicles and giving access to the double garage with electric up/over door. To the rear the landscaped rear garden is a fantastic social area with patio, lawn, mature borders, fence/conifer surround and side allotment style area. EPC ratings awaited, Council tax is band E.





## ROOM DESCRIPTIONS

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### Entrance Hall

### Cloaks/Wc

### Study/Garden Room

12' 4" red to 7'5" x 11' 10" max (3.76m x 3.61m)

### Front Living Room

19' 5" x 12' 8" plus bay (5.92m x 3.86m)

### Kitchen

13' 4" x 8' 4" (4.06m x 2.54m)

### Utility Lobby

8' 5" x 6' 0" (2.57m x 1.83m)

### Lounge/Dining Area

23' 1" max x 19' 0" (7.04m x 5.79m)

### Landing

### Master Bedroom

12' 7" x 12' 4" (3.84m x 3.76m)

### Dressing Room

7' 10" to back of robe x 6' 6" (2.39m x 1.98m)

### En Suite Shower Room/Wc

6' 0" x 6' 1" (1.83m x 1.85m)

### Bedroom

12' 8" x 12' 4" to back of robe (3.86m x 3.76m)

### En Suite Shower Room/Wc

6' 1" x 5' 11" (1.85m x 1.80m)

### Bedroom

12' 4" x 12' 3" to front of robes (3.76m x 3.73m)

### Bedroom

12' 2" x 8' 2" (3.71m x 2.49m)

### Bedroom

8' 11" x 8' 7" plus ent area (2.72m x 2.62m)

### Family Bathroom/Shower Room

10' 2" x 8' 0" max into rec (3.10m x 2.44m)

### External

### Double Garage

17' 10" x 15' 6" into rec (5.44m x 4.72m)

### Side Garden

### Rear Garden

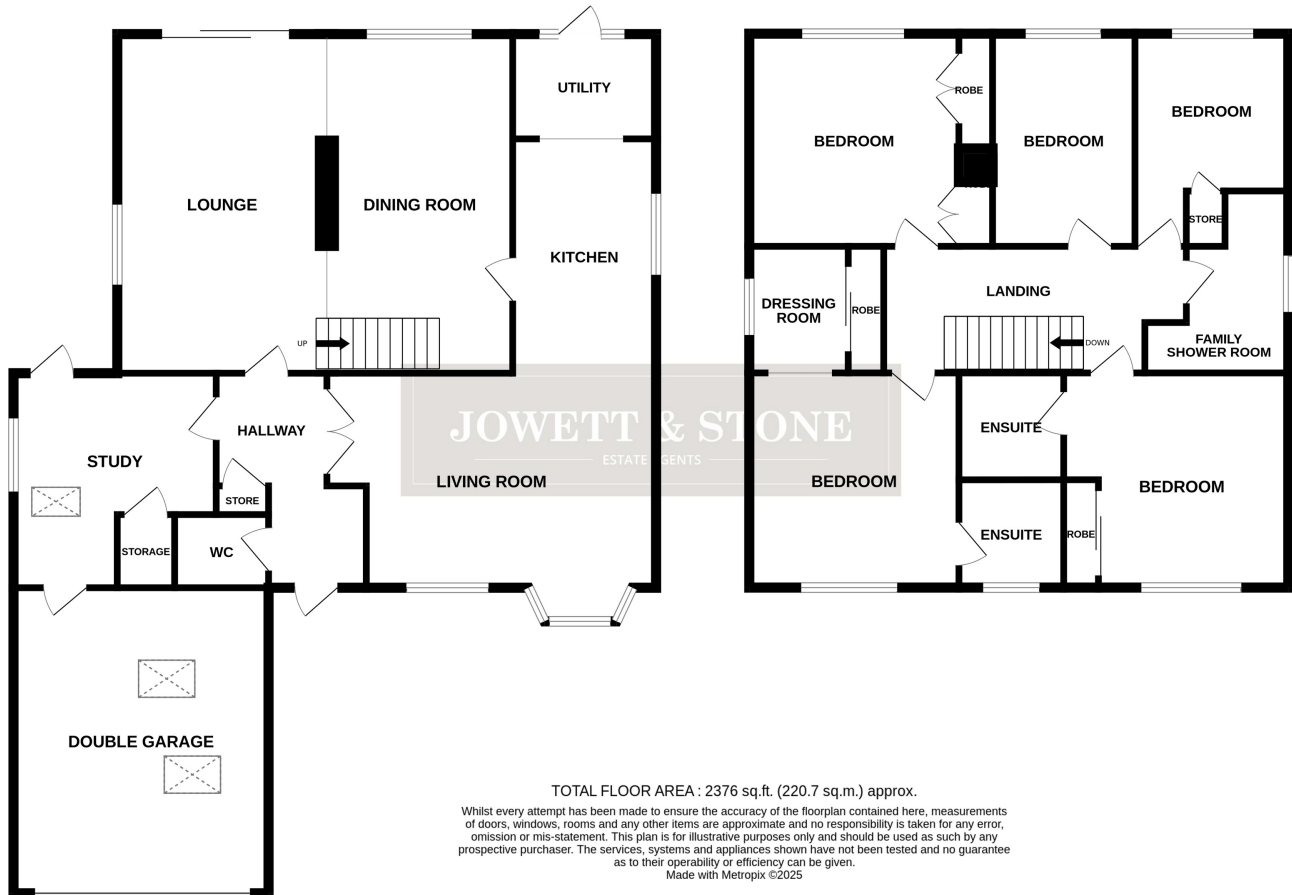


# FLOORPLAN

JOWETT & STONE  
ESTATE AGENTS

GROUND FLOOR  
1366 sq.ft. (126.9 sq.m.) approx.

1ST FLOOR  
1010 sq.ft. (93.8 sq.m.) approx.



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