



11 Southfield Close, Countesthorpe, Leicester. LE8 5UZ

- Modern Four Bedroom Detached Home
- Entrance Hall, Cloaks WC, Front Lounge With Bay Window
- Rear Open Plan Dining Kitchen, Utility Lobby
- Landing, Four Bedrooms, Family Bathroom
- En Suite Shower/Wc to Master Bedroom
- Driveway And Good Size Single Garage
- Rear Garden
- Internal Viewing Essential To Appreciate Size, Style And Layout
- EPC Rating B & Council Tax Band D



PROPERTY DESCRIPTION

Well presented modern four bedroom detached property located on this sought after development in Countesthorpe. Offering spacious accommodation throughout the property offers the best of open plan living and an internal viewing is highly recommended to appreciate the size, style and layout. The property comprises of a good size entrance hall, understairs store, cloaks/wc, front living room with bay window and feature entertainment wall. The feature 20ft dining kitchen is a great living space and fitted with base and wall units along with integrated appliances, there are double doors leading out to the rear garden and also access to the side utility lobby with store. To the first floor the landing leads to the four bedrooms and a family bathroom with suite and separate shower cubicle. The master bedroom also has the benefit of an en suite shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally to the side of the property is a driveway providing ample car standing and giving access to the generous single garage with up/over door and side door leading to the garden. The rear garden has a patio area, lawn, rear seating area and fence surround. EPC rating is B, Annual site maintenance is £89.70 per annum, Council tax is band D.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Lounge

13' 2" x 14' 5" max into bay (4.01m x 4.39m)

Dining Kitchen

20' 4" x 11' 0" (6.20m x 3.35m)

Utility Lobby

7' 4" x 5' 10" (2.24m x 1.78m)

Landing

Bedroom

12' 7" x 9' 9" plus ent area (3.84m x 2.97m)

En Suite Shower Room/Wc

Bedroom

12' 7" x 8' 9" plus ent area (3.84m x 2.67m)

Bedroom

11' 1" x 7' 4" (3.38m x 2.24m)

Bedroom

8' 9" x 7' 4" (2.67m x 2.24m)

Family Bathroom

External

Single Garage

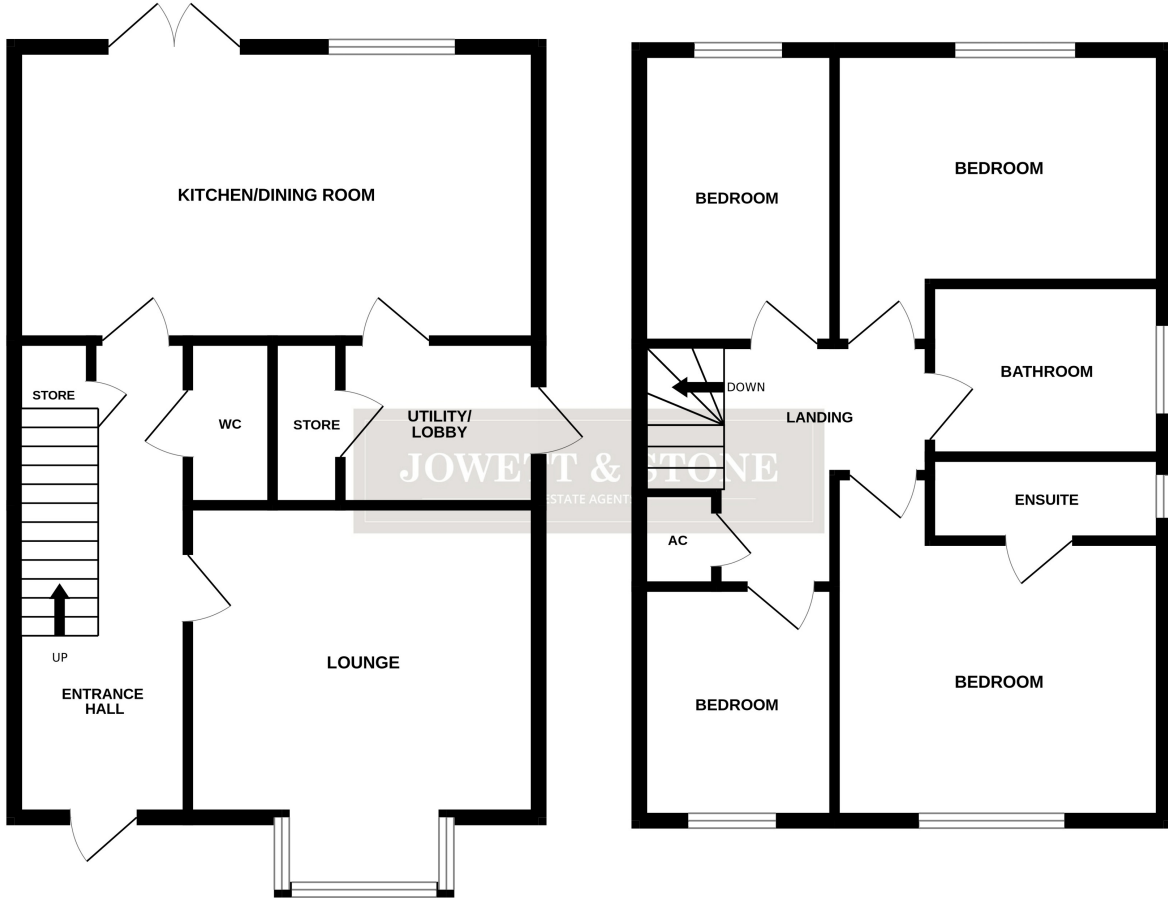
20' 11" x 10' 6" into rec (6.38m x 3.20m)

Rear Garden



GROUND FLOOR
585 sq.ft. (54.3 sq.m.) approx.

1ST FLOOR
568 sq.ft. (52.8 sq.m.) approx.



TOTAL FLOOR AREA: 1153 sq.ft. (107.1 sq.m.) approx.

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		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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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