



# Winchester Road, Countesthorpe, Leicester. LE8 5PP

- Superb Traditional Three Bedroom Semi Detached Home
- Highly Sought After Road Location In Countesthorpe
- Ent Porch, Ent Hall, Front Living Room
- Rear Dining Room, Extended Rear Kitchen
- Landing, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing , Sectional Garage
- Feature Great Size Rear Garden
- Viewing Essential To Appreciate Plot, Style And Location
- EPC Rating E & Council Tax Band C





## PROPERTY DESCRIPTION

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Superb well presented traditional semi detached property on a great plot position in this highly sought after road location in Countesthorpe. This lovely home would make an ideal professional, family or first time purchase. A viewing is highly recommended to appreciate the style, presentation and plot on offer. In brief the accommodation comprises of entrance porch, entrance hall, front living with bay window with shutters and school radiator, rear dining room with door leading out to the garden. The ground floor is completed by the 15ft extended kitchen fitted with a range of base and wall units, side and rear windows and access door leading to the garden. To the first floor the landing leads to the three well presented bedrooms and a family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a feature driveway and gravel area providing ample car standing and side gates giving access to the sectional garage with up/over door. A real feature of the property is the private rear garden which is a great size with patio, lawn, borders and fence surround. Call Jowett & Stone to book a viewing on this lovely home. EPC rating is E and Council tax is band C.





## ROOM DESCRIPTIONS

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### Entrance Porch

### Entrance Hall

### Lounge

12' 1" into rec x 11' 8" plus bay area (3.68m x 3.56m)

### Dining Room

11' 5" x 11' 3" into rec (3.48m x 3.43m)

### Extended Kitchen

15' 8" x 6' 7" max (4.78m x 2.01m)

### Landing

### Bedroom

11' 6" x 11' 4" into rec (3.51m x 3.45m)

### Bedroom

11' 8" x 10' 7" into rec (3.56m x 3.23m)

### Bedroom

7' 5" x 7' 2" (2.26m x 2.18m)

### Family Bathroom

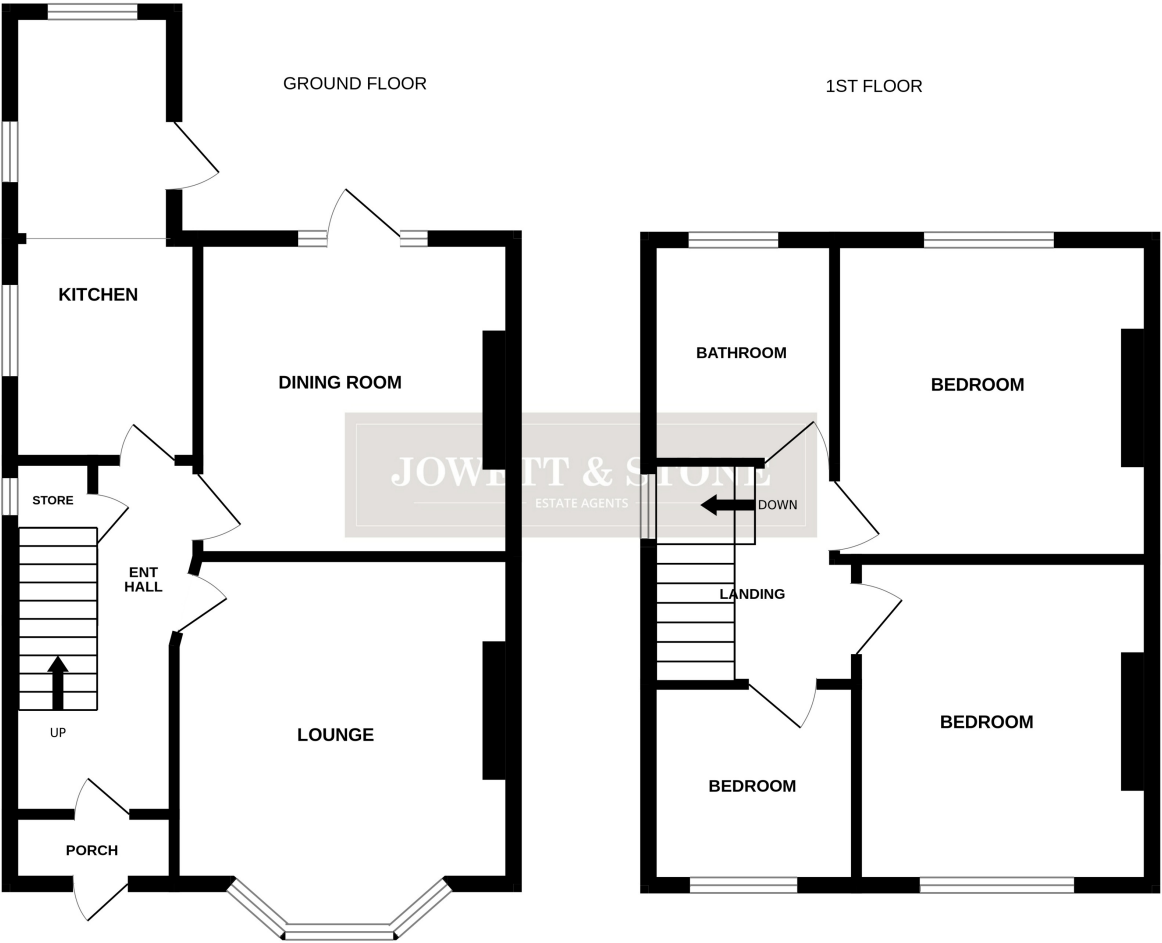
8' 0" x 6' 8" (2.44m x 2.03m)

### External

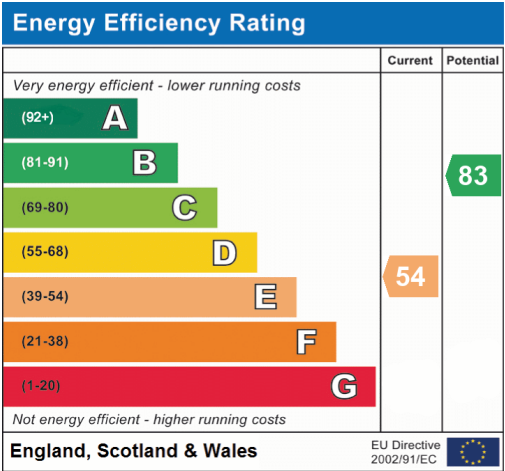
### Sectional Garage

### Rear Garden





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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