



JOWELL & STONE  
ESTATE AGENTS



25 Wheatlands Drive, Countesthorpe, Leicester LE8 5RT

£285,000 - Freehold

### Property Summary

Well presented three bedroom modern link detached property in the sought after village of Countesthorpe. An ideal professional or first time purchase the property comprises of entrance area with cloaks cupboard. The front living room is a good size with front window with shutters and double doors leading through to the attractive rear dining kitchen, fitted with a range of base and wall units along with oven/hob and extractor, there are double doors leading out to the rear garden and a useful under stairs wc. To the first floor the landing gives access to all three bedrooms and a refitted modern family bathroom. The master bedroom to the front has two windows and there are fitted wardrobes providing ample storage. The second and third bedrooms are located to the rear of the property. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property there is a gravel area, side driveway providing car standing and giving access to the detached single garage with up/over door. The attractive rear garden has been landscaped by the present owners with lawn area and feature patio and pathway leading to a rear patio area and fence surround. An internal viewing is highly recommended. EPC rating is D and Council tax is band C.

### Features

- Well Presented Three Bedroom Link Detached
- Entrance Hall, Living Room, Dining Kitchen, Wc
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway and Single Detached Garage
- Attractive Enclosed Rear Garden Area
- Early Viewing Highly Recommended
- EPC Rating D & Council Tax Band C

## Room Descriptions

### Entrance Area

### Living Room

13' 6" x 12' 4" max (4.11m x 3.76m)

### Dining Kitchen

15' 8" x 10' 9" (4.78m x 3.28m)

### Downstairs Wc

### Landing

### Bedroom

13' 5" to front of robes x 8' 4" (4.09m x 2.54m)

### Bedroom

9' 5" x 8' 9" (2.87m x 2.67m)

### Bedroom

9' 0" x 6' 2" (2.74m x 1.88m)

### Family Bathroom

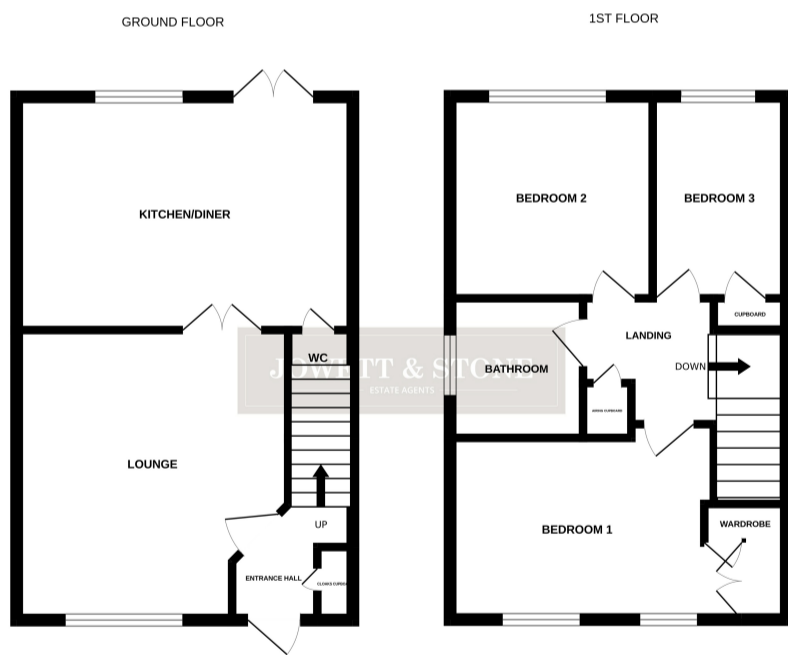
6' 4" x 6' 3" (1.93m x 1.91m)

### External

### Detached Garage

16' 5" x 8' 2" (5.00m x 2.49m)

### 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 in 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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>84</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC