



11 Almond Close, Countesthorpe, Leicester. LE8 5TG

- Spacious Extended Five Bedroom Semi Detached Family Home
- Entrance Hall, Lounge, Extended Dining Area
- Feature Extended Breakfast Kitchen, Utility Lobby
- Landing, Five Bedrooms, Family Shower Room, En Suite To Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Driveway and Garage
- Attractive Enclosed Rear Garden Area
- Internal Viewing Essential To Appreciate Size And Layout
- EPC Awaited & Council Tax Band C



PROPERTY DESCRIPTION

Spacious well presented extended five bedroom semi detached property offering stylish and spacious accommodation throughout. Located in a cul de sac position in this sought after village location. An internal viewing is considered essential to appreciate the size, style and layout of this lovely family home. The property comprises of entrance hall, good size living room to the front with feature wood burner, open access to the extended dining area with double doors leading to the rear garden. The extended L shape breakfast kitchen is a great size and fitted with a range of base and wall units, integrated appliances, located off the kitchen is a good size utility lobby with side access door. To the first floor the landing give access to all five bedrooms (four doubles, one single) and a modern family shower room/wc, the master bedroom also has the benefit of an en suite shower room/wc. Externally to the front of the property there is a driveway providing ample car standing and also giving access to the single garage. The attractive rear garden is a good size and has a social decking area, lawn, further rear patio and fence surround. EPC ratings awaited and Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Lounge

15' 8" max into rec x 12' 2" (4.78m x 3.71m)

Extended Dining Area

16' 10" x 8' 5" red to 7'7" (5.13m x 2.57m)

Extended Breakfast Kitchen

19' 2" x 18' 4" red to 10'5" (5.84m x 5.59m)

Utility Lobby

8' 0" x 7' 3" (2.44m x 2.21m)

Landing

Master Bedroom

13' 0" x 12' 6" red to 8'0" (3.96m x 3.81m)

En Suite Shower Room/Wc

6' 9" x 5' 9" (2.06m x 1.75m)

Bedroom

12' 1" plus rec x 11' 10" (3.68m x 3.61m)

Bedroom

14' 4" x 8' 0" (4.37m x 2.44m)

Bedroom

11' 1" x 8' 10" to front of robe (3.38m x 2.69m)

Bedroom

7' 11" x 6' 11" (2.41m x 2.11m)

Family Shower Room/Wc

7' 6" x 5' 5" (2.29m x 1.65m)

External

Garage

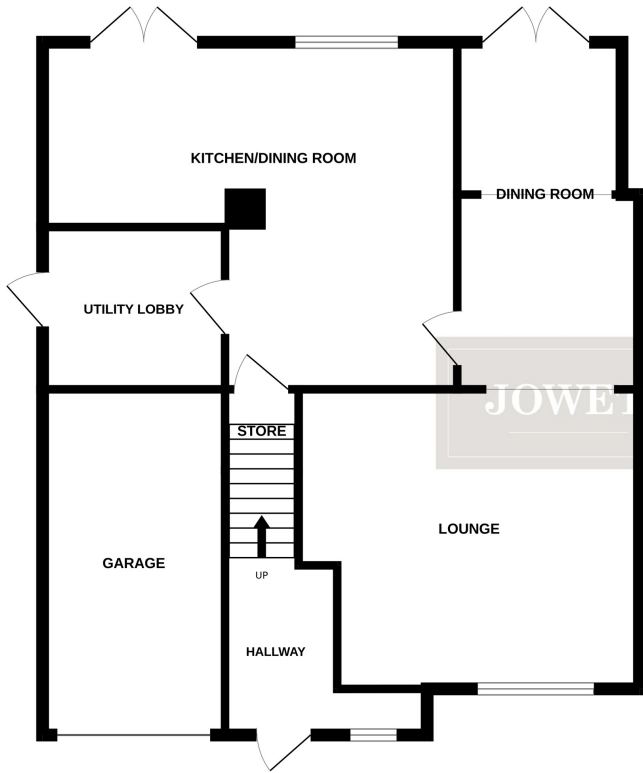
16' 2" x 8' 3" (4.93m x 2.51m)

Rear Garden

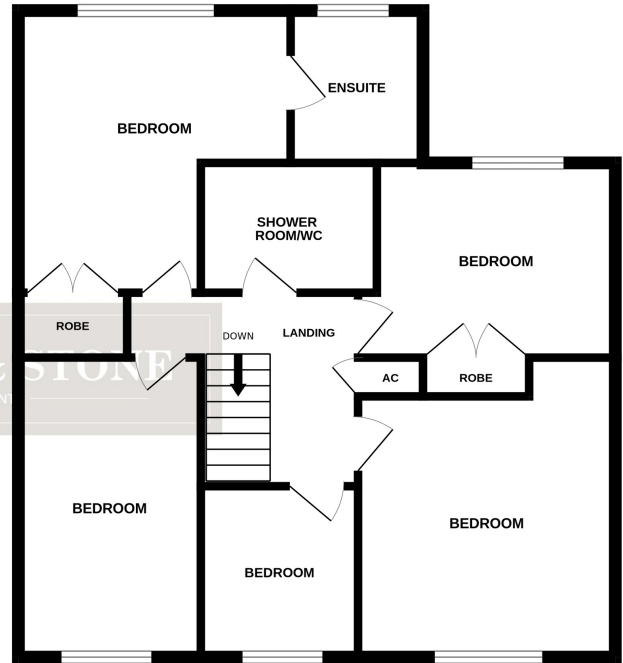


FLOORPLAN

GROUND FLOOR
852 sq.ft. (79.2 sq.m.) approx.



1ST FLOOR
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.9 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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