



# 12 Kirkfield Road, Countesthorpe, Leicester. LE8 5RS

- Extended Well Presented Semi Detached Property
- Stylish And Well Laid Out Accommodation Throughout
- Ent Area, Rear Living Room Extending into Dining/Play Area
- Stunning Front Dining Kitchen Offering Great Entertaining Space
- Landing, Large Master Bedroom, Two Further
- Family Bathroom, Separate Wc
- Gas Fired Central Heating System, Double Glazing
- Rear Garden Area Designed For Ease Of Maintenance
- Driveway Providing Ample Car Standing
- EPC Rating D & Council Tax Band C





## PROPERTY DESCRIPTION

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Beautifully presented extended semi detached property offering spacious and well laid out accommodation. The property comprises of side entrance hall with useful store and stairs leading to the first floor accommodation. To the front of the property is a stunning open plan dining kitchen with dual aspect windows, a range of base and wall units, it has a modern light airy feel and makes a fantastic entertaining space. To the first floor the landing gives access to the large master bedroom to the front with has a built in store, there are two further bedrooms to the rear being of similar size. There is a modern family bathroom and a separate wc. Externally to the front is a driveway providing ample car standing for two cars and a gate leading to the side. The rear garden is designed for ease of maintenance with patio area, artificial grass, decking and fence surround. An early internal viewing is considered essential to appreciate the size, layout and style of this lovely home. EPC rating is grade D, Council tax is band C.



## ROOM DESCRIPTIONS

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### Entrance Hall

### Dining Kitchen

14' 6" x 13' 9" (4.42m x 4.19m)

### Extended Living Room

17' 11" x 14' 2" max (5.46m x 4.32m)

### Landing

### Master Bedroom

14' 1" x 10' 11" (4.29m x 3.33m)

### Bedroom

11' 11" x 6' 11" max (3.63m x 2.11m)

### Bedroom

11' 11" x 6' 10" (3.63m x 2.08m)

### Bathroom

### Sep Wc

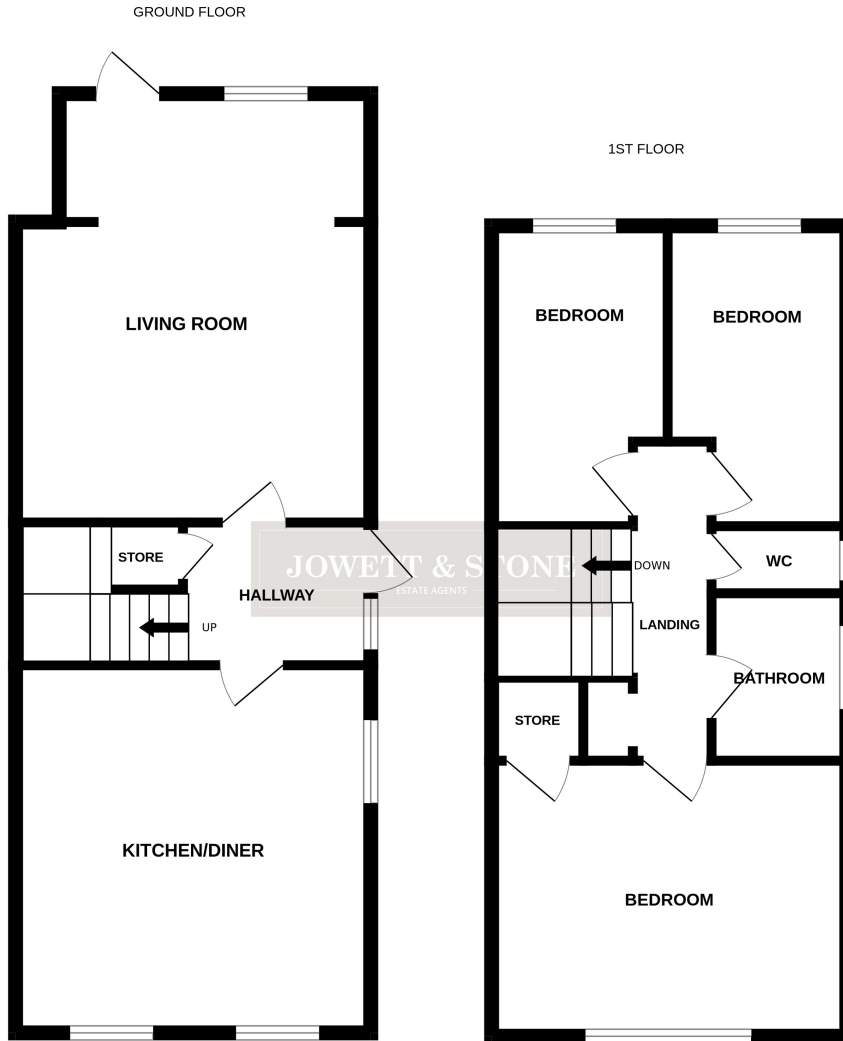
### External

### Rear Garden





# FLOORPLAN & EPC



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+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</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	

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