



# 14 Buckingham Road, Countesthorpe, Leicester. LE8 5QD

- Jelson Porthole Design Detached Family Home
- Extended Kitchen, Generous Plot, Larger Than Average Garage and Driveway
- Ent Porch, Ent Hallway, Good Size Living /Dining Room
- Extended Breakfast Kitchen
- Landing , Three Bedrooms, Refitted Shower Room
- Gas Fired Central Heating System, Double Glazing
- Side Driveway, Larger Than Average Garage, Attractive Rear Garden
- Viewing Essential To Appreciate
- EPC Rating C & Council Tax Band C





## PROPERTY DESCRIPTION

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Jelson porthole design traditional detached home in sought after location. With an extended breakfast kitchen and an enviable plot and position a viewing comes highly recommended. Comprising of entrance porch, entrance hall, good size living/dining room with feature gas fire, front bay shelf window and rear sliding patio doors leading out to the rear garden. The ground floor is completed by the extended breakfast kitchen fitted with a range of base and wall units, breakfast bar, dual aspect windows and door leading to the garden. To the first floor the landing leads to the two double bedrooms and a feature third bedroom with porthole window. The family shower room has been fitted with a shower cubicle and modern suite. Externally to the front of the property is a small lawn area with low wall and a generous side driveway providing ample car standing and giving access to the larger than average garage which has been heightened to allow a potential camper/caravan with electric roller door access. A side gate leads to the attractive rear garden with feature patio, lawn with mature borders and fence surround. EPC rating is C and Council tax is band C.



## ROOM DESCRIPTIONS

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### Entrance Porch

### Entrance Hall

### Living/Dining Room

23' 4" into bay x 13' 10" into rec (7.11m x 4.22m)

### Breakfast Kitchen

15' 4" x 8' 4" max into rec (4.67m x 2.54m)

### Landing

### Bedroom

12' 10" into bay x 11' 8" max to back of robes  
(3.91m x 3.56m)

### Bedroom

12' 9" x 10' 3" (3.89m x 3.12m)

### Bedroom

9' 3" x 7' 1" (2.82m x 2.16m)

### Family Shower Room/Wc

### External

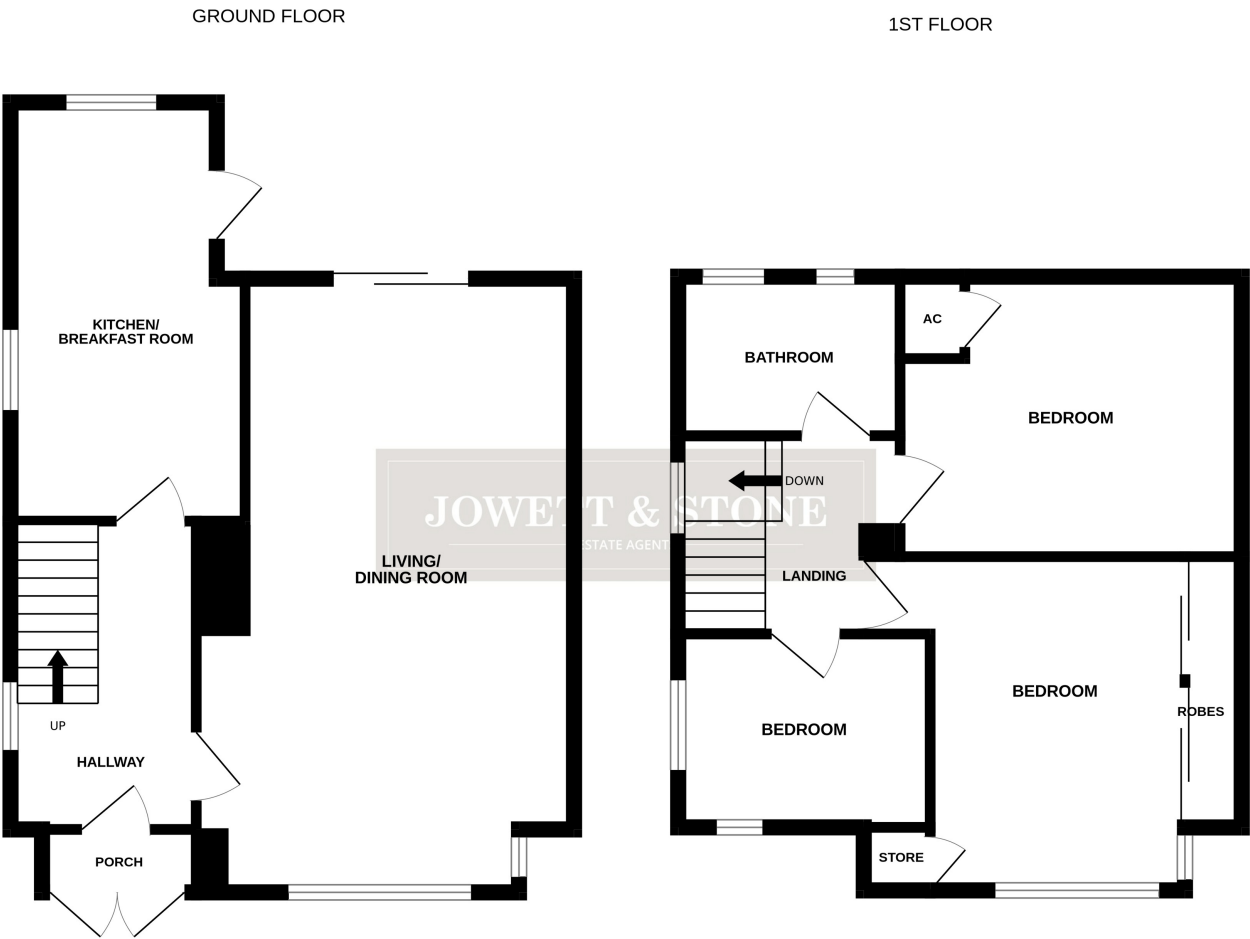
### Garage

18' 4" x 9' 10" (5.59m x 3.00m)

### 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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