



# 34 Hallcroft Avenue, Countesthorpe, Leicester. LE8 5SL

- Superb Extended Semi Detached Property
- Offering Spacious Accommodation Throughout
- Entrance Area, Good size Living Room
- Feature Dining Kitchen, Rear Lobby, Cloaks/Wc
- Landing , Three Double Bedrooms, Family Bathroom
- En Suite Shower Room/Wc To Rear Bedroom
- Well Presented And Maintained Rear Garden, Brick Store
- Driveway and Garage
- Viewing Essential To Appreciate
- EPC Rating C & Council Tax Band B





## PROPERTY DESCRIPTION

Superb extended semi detached presented to the highest standard throughout. Located in the sought after village of Countesthorpe, an internal inspection is considered essential to appreciate the size, style and layout of this lovely home. Comprising of entrance area leading to the good size living area with stairs to the first floor and double doors leading to the feature extended dining kitchen, fitted with a range of base and wall units, inc integrated appliances, belfast style sink, wooden worktops, tile flooring, there are double doors leading out to the rear garden and access to the side lobby with cloaks/wc and access to the garage. To the the first floor the landing leads to three good size double bedrooms. The rear bedroom benefits from an en suite shower room, there is a front double bedroom and the third large l-shape bedroom with two front elevation windows. There is also a modern family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally to the front there is a driveway providing car standing and giving access to the single garage with electric roller door. The rear garden is a real credit to the present owners and well maintained and manicured to incorporate decking area, feature patio, mature planting, rear brick store and fence surround. EPC rating is C, Council tax is band B.





## ROOM DESCRIPTIONS

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### Entrance

5' 10" x 3' 7" (1.78m x 1.09m)

### Living Room

16' 7" overstairs x 12' 9" (5.05m x 3.89m)

### Dining Kitchen

21' 1" x 10' 8" (6.43m x 3.25m)

### Lobby

14' 2" x 3' 2" (4.32m x 0.97m)

### Cloaks/Wc

### Landing

### Bedroom

14' 3" max red to 6'10 x 14' 4" max (4.34m x 4.37m)

### Bedroom

12' 4" x 9' 9" (3.76m x 2.97m)

### Bedroom

10' 3" x 11' 6" max to back of robes (3.12m x 3.51m)

### En Suite Shower Room/Wc

6' 2" x 6' 0" (1.88m x 1.83m)

### Family Bathroom

6' 10" x 5' 10" (2.08m x 1.78m)

### External

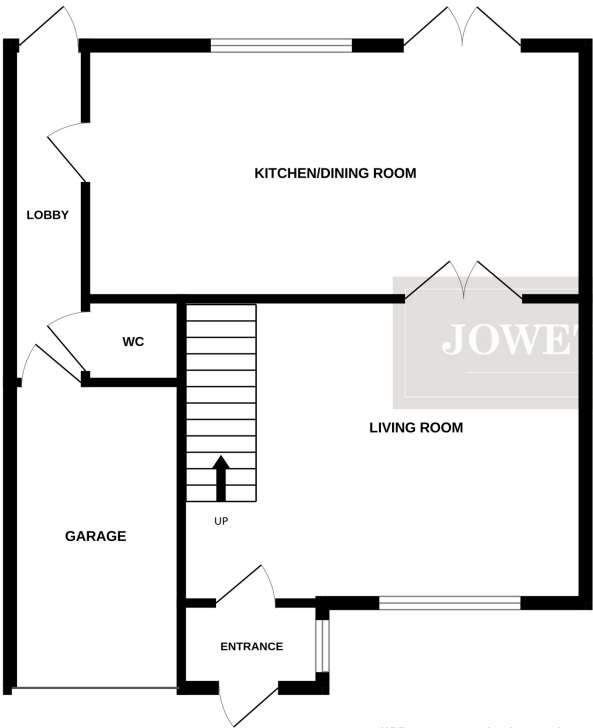
### Garage

13' 10" x 7' 0" (4.22m x 2.13m)

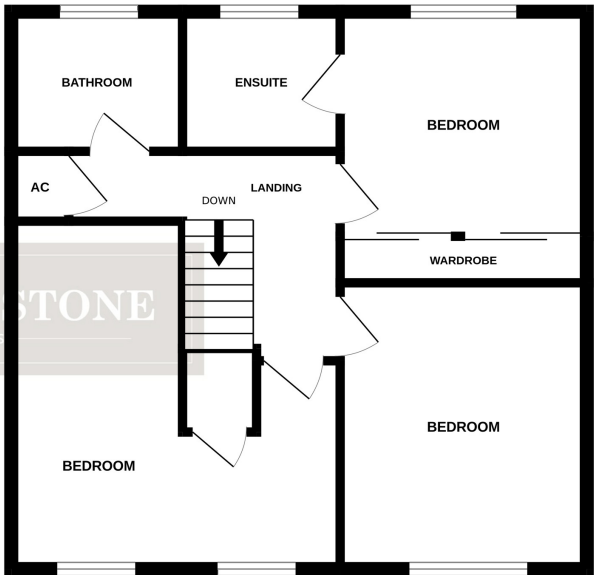
### Rear Garden



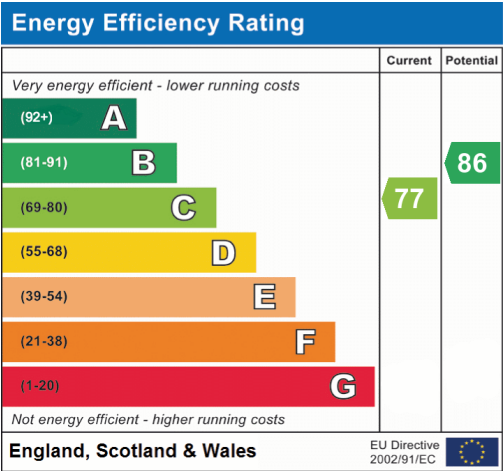
GROUND FLOOR



1ST FLOOR



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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