



53 Gwendoline Drive, Countesthorpe, Leicester. LE8 5SH

- Three Bedroom Semi Detached Property
- Great Plot With Well Maintained Garden To Rear
- Ent Porch, Ent Hall Good, Size Living Room
- Dining Area With Doors To Rear, Rear Kitchen
- Landing, Three Bedrooms, Family Shower Room
- Gas Fired Central Heating System, Double Glazing
- Block Pave Driveway and Single Garage
- Viewing Highly Recommended
- EPC Rating C & Council Tax Band B



PROPERTY DESCRIPTION

Attractive three bedroom semi in the sought after village location of Countesthorpe. Having a beautiful rear garden plot this property would make an ideal family or professional home. The property comprises of entrance porch, entrance hall with stairs to the first floor accommodation. The good size front living room has a feature flame gas fire and surround and open access to the rear dining room which has double doors leading out to the rear garden and in turn leads to the rear kitchen area. The kitchen is fitted with a range of base and wall units, store cupboard and side access door. To the first floor the landing gives access to two double bedrooms and a further single bedroom. There is also a family shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property there is a block pave driveway providing ample car standing and front slate display border. The driveway extends to the side with wooden gates and leads through to the detached single garage to the rear. The rear garden has been lovingly maintained and is a real feature of the property with a social patio area, lawn with mature borders and fence surround. Viewing comes highly recommended to appreciate. EPC rating is C and Council tax is band B.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Living Room

13' 1" max x 12' 9" (3.99m x 3.89m)

Dining Area

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

Kitchen

10' 0" x 8' 9" (3.05m x 2.67m)

Landing

Bedroom

12' 6" max x 11' 6" plus ent rec (3.81m x 3.51m)

Bedroom

11' 0" plus ent rec x 10' 11" to back of robes
(3.35m x 3.33m)

Bedroom

7' 2" x 6' 4" (2.18m x 1.93m)

Family Shower Room/Wc

7' 9" x 5' 6" (2.36m x 1.68m)

External

Garage

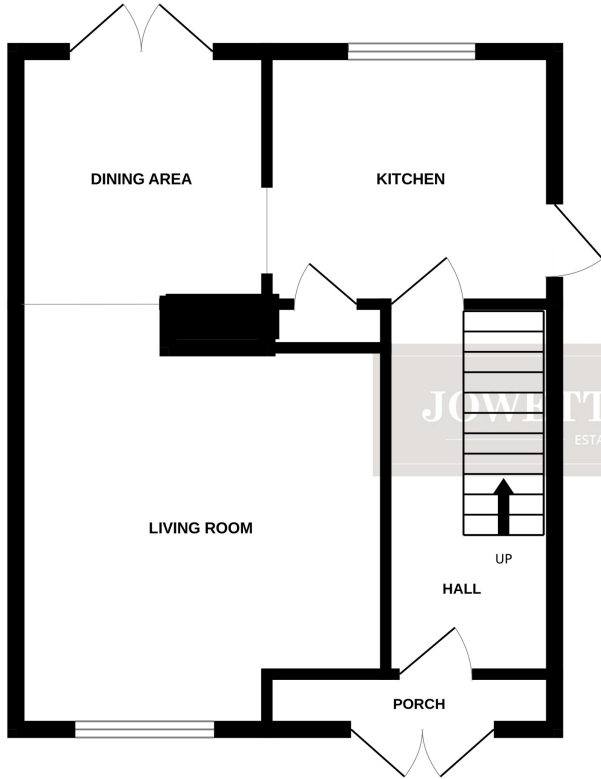
16' 1" x 8' 2" (4.90m x 2.49m)

Rear Garden

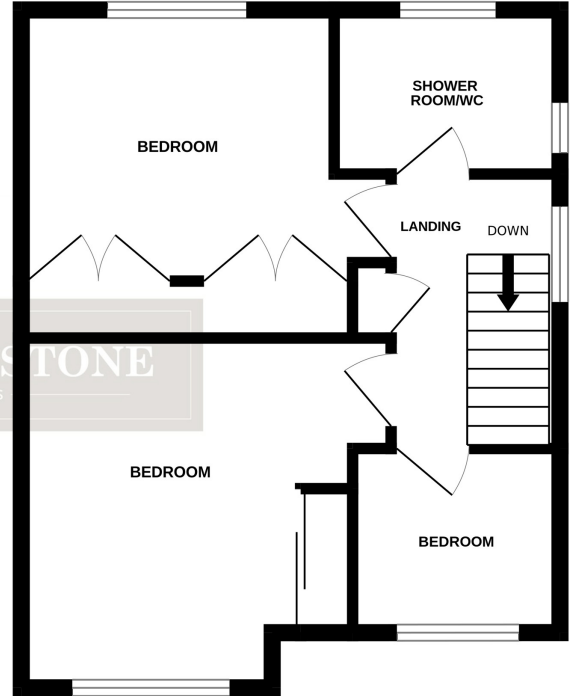


FLOORPLAN & EPC

GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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