



# Hallcroft Avenue, Countesthorpe, Leicester. LE8 5SL

- Three Bedroom Detached Bungalow
- Sought After Road Location In Countesthorpe
- Ample off Road Parking Behind Side Gates, Sectional Double Garage
- Ent Hall, Kitchen, 21ft Living Room
- Inner Hall, Three Bedrooms, Family Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Block Pave Driveway, Rear Garden Area
- Early Viewing Highly Recommended, No Onward Chain
- EPC Rating C & Council Tax Band C





## PROPERTY DESCRIPTION

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Three bedroom detached bungalow located on this sought after road location in Countesthorpe. Offering a generous plot providing ample off road parking and sectional double garage behind gates, an early viewing is highly recommended to appreciate. In brief the bungalow comprises of entrance area with store cupboard. Kitchen fitted with base and wall units, oven/hob and extractor, plumbing for appliances and side access door. The good size living room has been extended to the front and is approx 21ft and leads to the rear inner hallway giving access to the bedrooms. There are two large double bedrooms, a further single bedroom and a family shower room/wc. The property further benefits from gas fired central heating and double glazing. Externally the property sits on a wide plot and there is a block pave driveway to the front with low wall frontage. Side wooden gates lead to a further driveway area providing additional parking and ideal space for a caravan or motorhome, this in turn leads to a sectional double garage with two up/over doors. To the rear of the property is a small rear garden area ideally designed for ease of maintenance with patio, gravel display and fence surround. The property is offered with no onward chain. EPC rating C, Council tax is band C.





## ROOM DESCRIPTIONS

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### Entrance Area

### Kitchen

10' 7" x 7' 4" (3.23m x 2.24m)

### Living Room

21' 2" max x 11' 11" max (6.45m x 3.63m)

### Inner Hallway

### Bedroom

16' 9" to back of robes x 8' 3" (5.11m x 2.51m)

### Bedroom

15' 1" x 9' 0" (4.60m x 2.74m)

### Bedroom

8' 7" x 7' 2" (2.62m x 2.18m)

### Family Shower Room/Wc

### External

### Double Garage

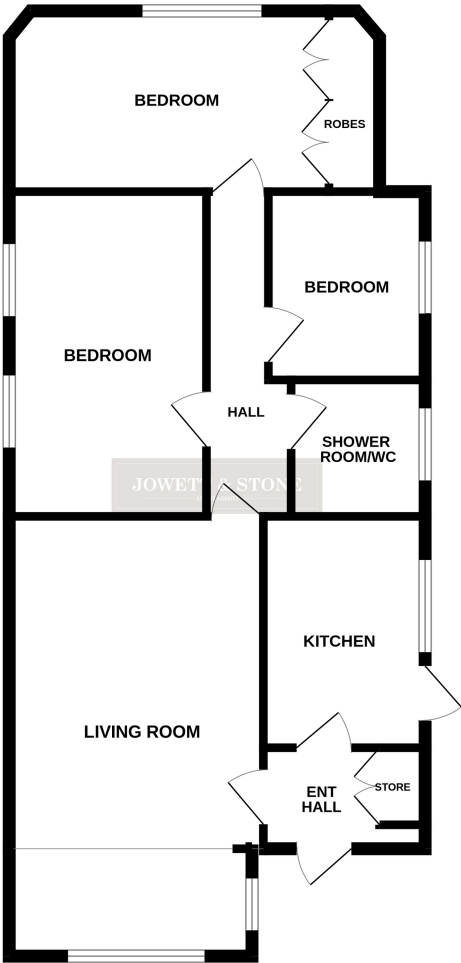
22' 2" max x 16' 6" (6.76m x 5.03m)

### Rear Garden Area



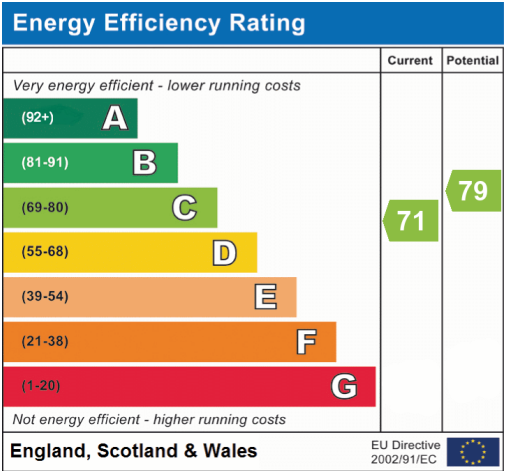
FLOORPLAN & EPC

GROUND FLOOR  
761 sq.ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA : 761 sq.ft. (70.7 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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