



25 Southfield Close, Countesthorpe, Leicester. LE8 5UZ

- Two Double Bedroom Modern End Townhouse
- End Of Cul De Sac Location In Modern Development
- Ent Area, Lounge, Rear Dining Kitchen, Cloaks/Wc
- Landing, Two Generous Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Car Standing , Rear Garden, Siding Onto Fields
- Early Viewing Highly Recommended To Appreciate
- EPC Rating B & Council Tax Band B



PROPERTY DESCRIPTION

Well presented modern two double bedroom end townhouse on this sought after development in the village of Countesthorpe. Tucked at the end of the road this lovely home would make an ideal first time, family or professional purchase and comprises of entrance area, good size front living room with under stairs store and access to the rear dining kitchen fitted with a range of base and wall units with integrated appliances, rear access door leading to the rear garden there is also a useful downstairs cloaks/wc. To the first floor the landing leads to the two generous bedrooms and a family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property there is a driveway providing car standing for two cars, the attractive rear garden has a patio, lawn area, shed standing, rear social decking area and fence surround. Annual estate management fee is in the region of £105.99. Viewing comes highly recommended. EPC rating B and council tax is band B



ROOM DESCRIPTIONS

Entrance Hall

Lounge

12' 4" max x 11' 11" (3.76m x 3.63m)

Dining Kitchen

11' 11" x 11' 8" plus rear ent area (3.63m x 3.56m)

Landing

Bedroom

15' 8" max red to 12'4" x 9' 1" (4.78m x 2.77m)

Bedroom

14' 11" x 8' 5" (4.55m x 2.57m)

Family Bathroom

6' 9" x 5' 8" (2.06m x 1.73m)

External

Rear Garden

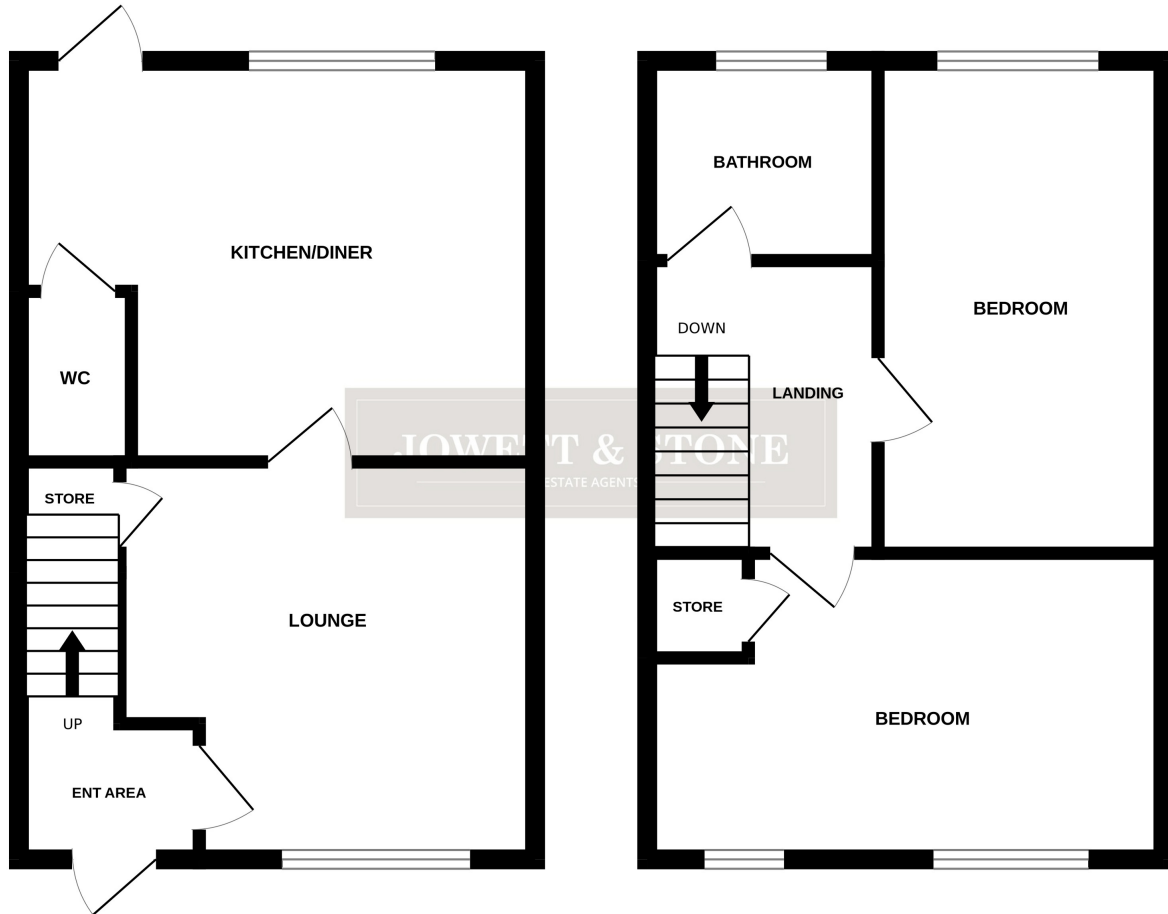


FLOORPLAN & EPC

JOWETT & STONE
ESTATE AGENTS

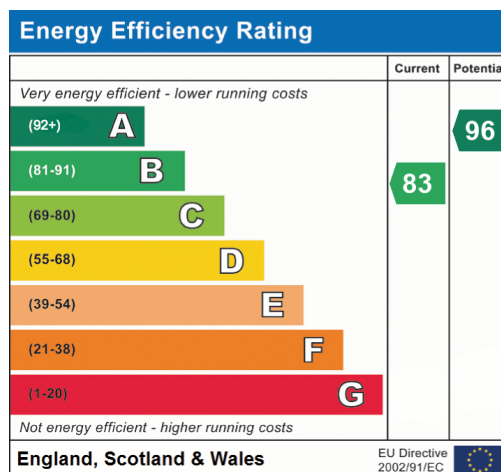
GROUND FLOOR
364 sq.ft. (33.9 sq.m.) approx.

1ST FLOOR
364 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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