



## The Rowans, Countesthorpe, Leicester. LE8 5TF

- Two Bedroom Semi Detached Bungalow
- Truly Delightful Corner Plot In Cul De Sac Location
- Ent Porch, Ent Hall, Lounge, Breakfast Kitchen
- Two Bedrooms, Conservatory, Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Front, Side and Rear Garden Areas, Single Garage To Rear
- Viewing Essential To Appreciate The Property And Location
- EPC Rating D & Council Tax Band C



## PROPERTY DESCRIPTION

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A well presented two bedroom semi-detached bungalow situated on a fantastic plot position in a delightful cul-de-sac location in the village of Countesthorpe. Viewing is essential to appreciate this lovely home and its position which is being offered for sale with no upward chain. The accommodation comprises: entrance porch and front door leading into the entrance hallway with store cupboard, a good sized breakfast kitchen fitted with a range of base and wall units, hob and oven, sink and drainer, double glazed windows to the front and side elevation and with room for a table and chairs and having sliding doors into the lounge with double glazed window overlooking the front of the property and a feature flame effect gas fire. There are two bedrooms the master having fitted robes and overlooking the rear garden with the second bedroom having sliding patio doors leading to the rear conservatory which in turn has double doors leading to the garden. The shower room is fitted with a white suite comprising low flush wc, vanity wash hand basin and shower cubicle, heated towel rail and high obscure double glazed window to the side. Outside the property sits on a highly enviable position with a driveway to the rear offering ample parking for a couple of cars and which leads to the garage with up and over door and side personal door to the garden. The attractive rear garden is a particular feature of this property being laid to lawn with patio, shrub borders and fence surround. EPC Rating is D, Council tax is band C.



## ROOM DESCRIPTIONS

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**Entrance Porch**

**Entrance Hall**

**Lounge**

14' 11" x 11' 9" into rec (4.55m x 3.58m)

**Breakfast Kitchen**

14' 11" x 7' 10" into rec (4.55m x 2.39m)

**Bedroom**

12' 5" x 9' 5" to back of robes (3.78m x 2.87m)

**Bedroom**

**Conservatory**

12' 6" x 7' 1" (3.81m x 2.16m)

**Shower room/Wc**

8' 2" x 4' 4" (2.49m x 1.32m)

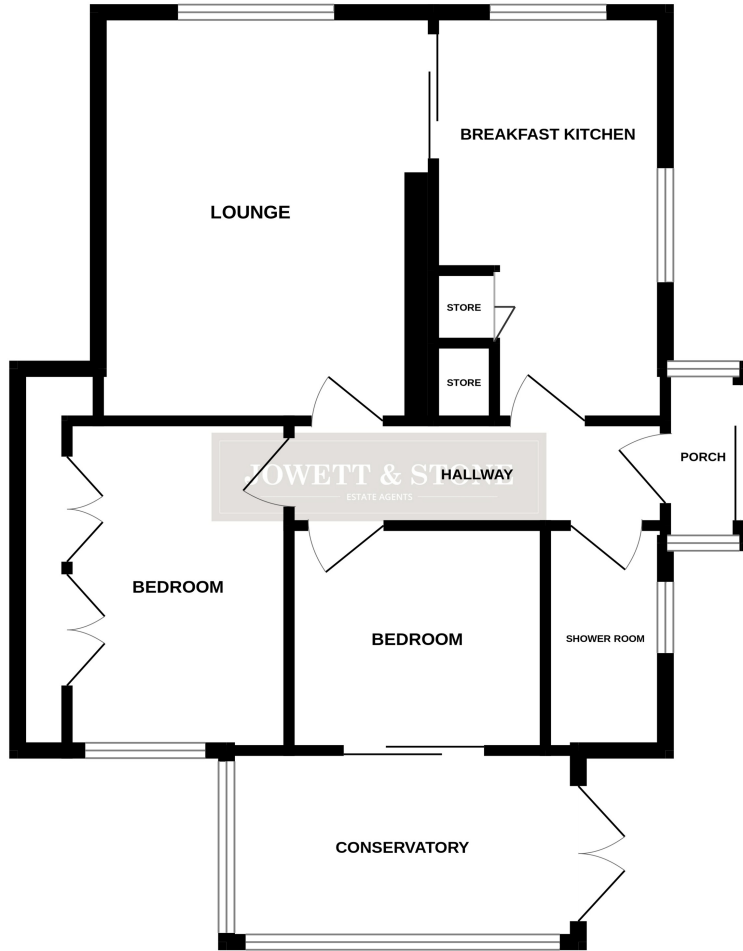
**External**

**Garage**

**Rear Garden**



GROUND 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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| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>90</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> | <b>65</b>               |           |
| (39-54)                                     | <b>E</b> |                         |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

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