

FOR SALE

£260,000 Freehold



Station Road, Countesthorpe, Leicester. LE8 5TA

- Three Bedroom Semi Detached Home
- In Need Of Renovation And Improvement
- Sought After Village Location
- Ent Hall, Front Lounge, Kitchen Diner
- Landing , Three Bedrooms, Bathroom
- Driveway, Front & Rear Garden
- Garage and Rear Storeroom
- Double Glazing & Gas Central Heating System
- No Onward Chain, Early Viewing Recommended
- EPC Rating C & Council Tax Band B



PROPERTY DESCRIPTION

A three bedroom semi detached home on a good sized plot in the centre of Countesthorpe village. Spacious accommodation provided throughout and would be a perfect opportunity to add your style as in need of some improvements. In brief the property comprises of an entrance hall, front lounge with large window overlooking the green. The rear dining area and kitchen have been opened up to create a great open plan living space fitted with wall and base units, pantry cupboard, door to cover walkway and two large windows overlooking the garden. To the first floor the landing leads to the two double bedrooms a further single bedroom and the 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, small front garden with mature shrubs, single garage and gated access to the rear garden. The garden is mainly laid to lawn with patio area, mature shrubs and trees and fenced and walled surround. offered to the market with no upward chain. EPC rating C & Council tax band B.



ROOM DESCRIPTIONS

Ent Hall

12' 11" x 5' 10" (3.94m x 1.78m)

Lounge

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

Kitchen/Diner

19' 1" max x 10' 1" max (5.82m x 3.07m)

Landing

9' 7" x 5' 9" (2.92m x 1.75m)

Bedroom

13' 0" max x 10' 11" into robe (3.96m x 3.33m)

Bedroom

13' 0" max x 10' 9" max (3.96m x 3.28m)

Bedroom

7' 3" x 6' 4" (2.21m x 1.93m)

Bathroom

7' 11" x 5' 6" (2.41m x 1.68m)

External

Walk Through

22' 7" x 3' 0" (6.88m x 0.91m)

Garage

14' 8" x 8' 6" (4.47m x 2.59m)

Rear Store

8' 6" x 7' 9" (2.59m x 2.36m)

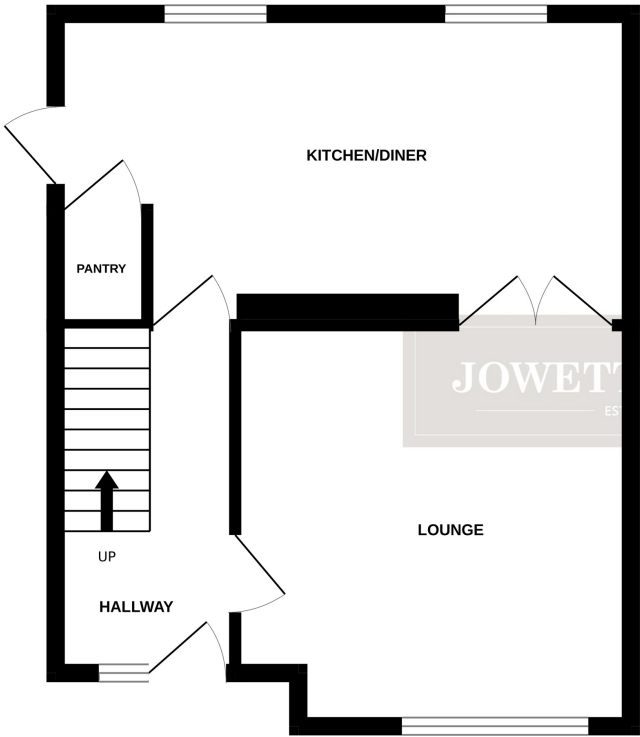
Driveway

Front Garden

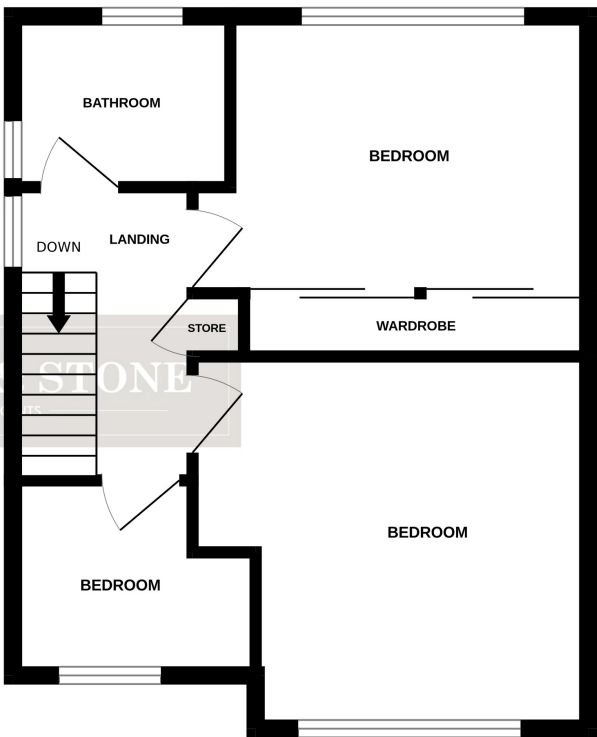
Rear Garden



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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