



7 Martha Close, Countesthorpe, Leicester. LE8 5AE

- Well Presented Modern Executive Four Bedroom Detached
- Sought After Small Estate Location In Countesthorpe
- Entrance Hall, Cloaks/WC, 16ft Living Room
- Separate Dining Room, Feature Modern Breakfast Kitchen With Utility Lobby
- Landing, Four Generous Bedrooms, Family Bathroom
- En Suite And Dressing Area To Master Bedroom
- Gas Fired Central Heating System, Double Glazing
- Rear Driveway Providing Ample Car Standing, Detached Garage
- Attractive Enclosed Rear Garden Area, Viewing Essential To Appreciate
- EPC Rating B & Council Tax Band D



PROPERTY DESCRIPTION

Superb modern executive detached in this small exclusive development in Counteshorpe. Ideally positioned the property offers spacious and well presented throughout and an internal viewing comes highly recommended. In brief the property comprises of a spacious welcoming entrance hall, cloaks/wc, rear 16ft living room with double doors leading out to the rear garden and internal double door leads to the dining room with dual aspect windows. The feature modern breakfast kitchen is fitted with a range of base and wall units, breakfast bar, integrated appliances including dishwasher, fridge, oven/hob and extractor. The ground floor is completed by a good size utility lobby with side access door. To the first floor the landing gives access to four generous bedrooms and a family bathroom. The master bedroom benefits from an entrance dressing area with fitted wardrobes and an en suite shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally the property is located on an enviable corner plot position in this private development and has rear driveway providing car standing for three cars and also access to the detached single garage. The attractive rear garden has a social patio area and is mainly laid to lawn with borders and fence/wall surround and side gated access. We are advised by the vendor there is a yearly maintenance charge of approx £300 to contribute to the communal areas for the estate. EPC rating C, Council tax is band D



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Lounge

16' 1" x 10' 3" (4.90m x 3.12m)

Dining Room

10' 3" x 10' 0" (3.12m x 3.05m)

Breakfast Kitchen

15' 8" max red 10'7" x 13' 5" (4.78m x 4.09m)

Utility Lobby

7' 11" x 6' 1" (2.41m x 1.85m)

Landing

Master Bedroom

10' 8" x 9' 6" ext to 16'4" into ent area (3.25m x 2.90m)

En Suite Shower Room

6' 10" x 5' 3" (2.08m x 1.60m)

Bedroom

11' 9" to front of robes x 10' 3" (3.58m x 3.12m)

Bedroom

12' 0" x 10' 3" into ent red to 8'3" (3.66m x 3.12m)

Bedroom

9' 11" max 6'5" min x 9' 9" (3.02m x 2.97m)

Family Bathroom

6' 10" x 6' 2" (2.08m x 1.88m)

External

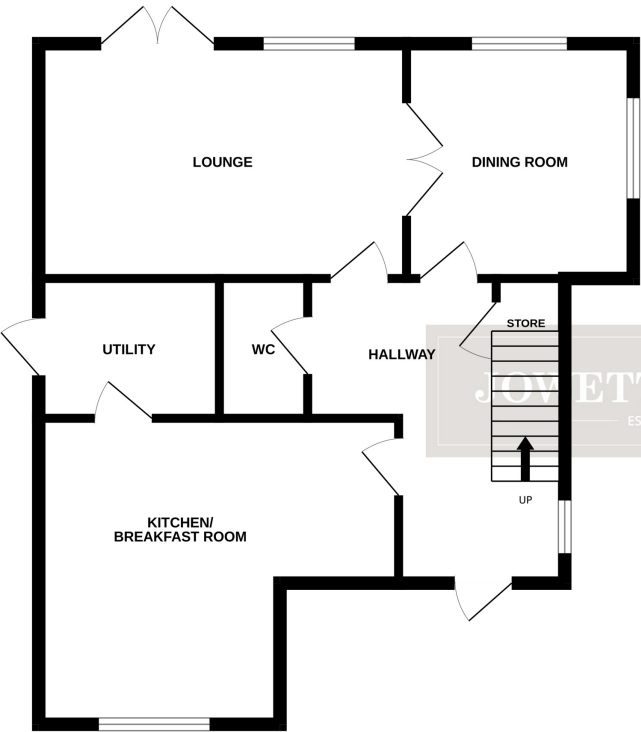
Detached Garage

19' 0" x 9' 10" (5.79m x 3.00m)

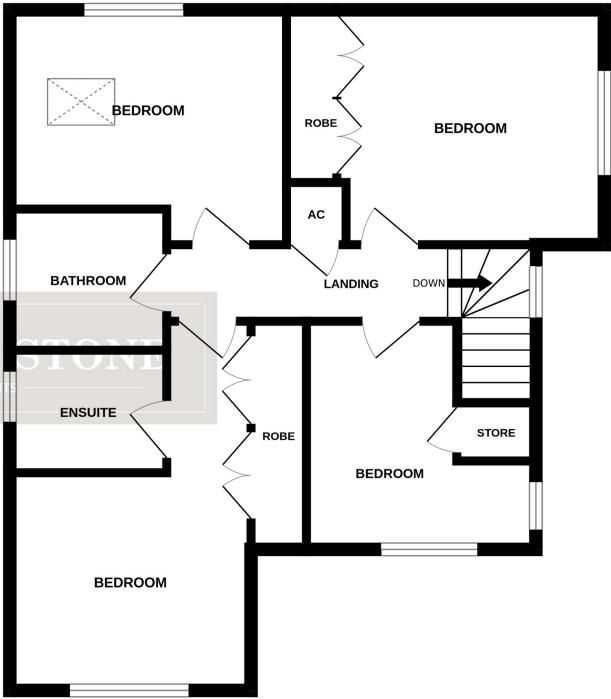
Rear Garden



GROUND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.7 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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