

**SOLD STC**

£335,000 Freehold



# 12 Penfold Drive, Countesthorpe, Leicester. LE8 5TP

- Extended Detached Family home
- Entrance Hall, Living Room, Extended Kitchen and Dining Area
- Ground Floor Bedroom, Shower Room/Wc and Office Area
- Landing , Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Car Standing, Rear Detached Home Office/Gym and Store
- Rear Garden
- EPC Rating C & Council Tax Band D



## PROPERTY DESCRIPTION

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Extended detached family home in sought after location. Offering good size accommodation throughout an internal viewing comes highly recommended to appreciate the size and layout of accommodation. The property comprises of entrance hall, living room, extended dining area with double doors to the rear, extended kitchen fitted with a range of base and wall units. The property is also extended to the side on the ground floor to include a front bedroom, shower room/wc and office area with a door leading out to the rear. To the first floor the landing gives access to two double bedrooms, a further single bedroom and a family bathroom. Externally to the front of the property there is driveway providing car standing for a couple of vehicles. To the rear the garden has two social decking areas, lawn and fence surround. One of the real features of the property is the rear detached brick built home office/gym/workshop with double doors, velux windows and access to a useful rear store. EPC rating is C and, Council tax band D.



## ROOM DESCRIPTIONS

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### Entrance Hall

### Living Room

15' 10" max into window x 10' 10" max (4.83m x 3.30m)

### Extended Dining Area

15' 0" x 8' 6" (4.57m x 2.59m)

### Extended Kitchen

17' 10" x 8' 2" min extending into dining area (5.44m x 2.49m)

### Ground Floor Bedroom

15' 10" x 6' 9" (4.83m x 2.06m)

### Shower Room/Wc

### Office Area

7' 2" plus ent area x 6' 10" (2.18m x 2.08m)

### Landing

### Bedroom

13' 1" x 9' 10" (3.99m x 3.00m)

### Bedroom

10' 10" to back of robe x 9' 8" (3.30m x 2.95m)

### Bedroom

8' 2" x 7' 0" (2.49m x 2.13m)

### Family Bathroom

### External

### Rear Home Office/Gym/Workshop

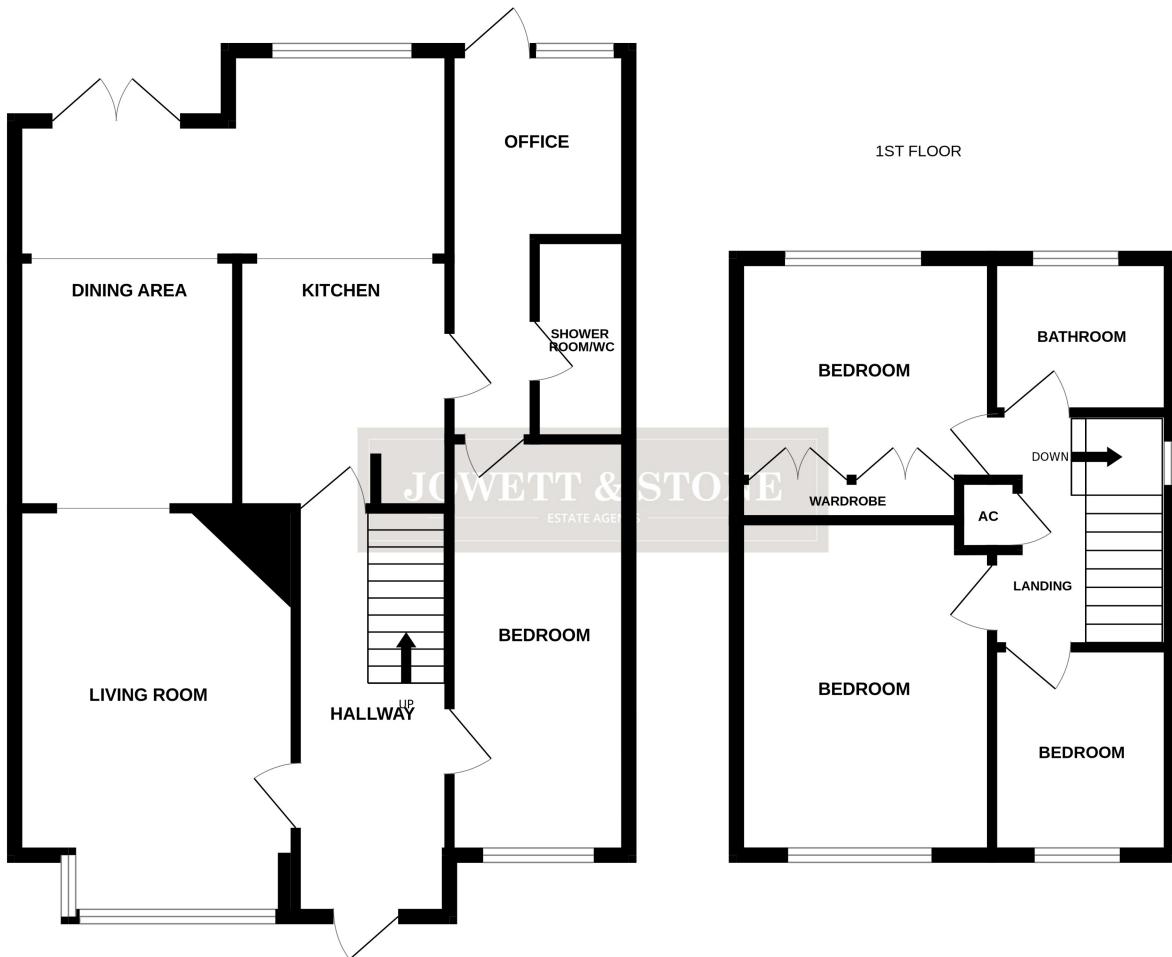
14' 7" x 9' 10" (4.45m x 3.00m)

### Store

### 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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