

SOLD STC

£260,000 Freehold



36 Maurice Drive, Countesthorpe, Leicester. LE8 5PH

- Three Bedroom Semi Detached Property
- Sought After Location In Countesthorpe
- Entrance Hall, 25ft Living/Dining Room
- Kitchen, Side Garden Room/Conservatory, Store
- Landing , Three Bedrooms, Family Bathroom
- Warm Air Heating System, Double Glazing
- Car Standing, Single Garage, Attractive Rear Garden
- Early Viewing Highly Recommended, No Onward Chain
- EPC Awaited & Council Tax Band C



PROPERTY DESCRIPTION

Three bedroom semi detached property in this sought after location in Countesthorpe. Offering spacious accommodation it would make an ideal family home or first time purchase. In brief the property comprises of entrance hall, generous 25ft living/dining room with dual aspect windows and gas fire with surround. The kitchen is fitted with base and wall units and has a useful pantry and side access to the side garden room/conservatory leading out to the rear garden. To the first floor the landing leads to two good size double bedrooms and a further single bedroom to the front, there is also a family bathroom to the rear. The property further benefits from warm air heating system and double glazed windows. Externally to the front of the property is a lawn area with border, driveway providing car standing and giving access to the single garage with up/over door, there is a side covered entry and store behind the garage. The attractive rear garden has a lawn with mature borders, fence sides and rear hedge. Offered with no onward chain. EPC ratings awaited, Council tax is band C.



ROOM DESCRIPTIONS

Entrance Hall

Living/Dining Room

25' 3" x 12' 3" reducing to 10' 3" (7.70m x 3.73m)

Kitchen

9' 6" plus ent area x 8' 0" (2.90m x 2.44m)

Garden Room

8' 9" x 7' 2" (2.67m x 2.18m)

Landing

Bedroom

13' 0" x 10' 11" plus ent rec (3.96m x 3.33m)

Bedroom

12' 0" x 10' 2" (3.66m x 3.10m)

Bedroom

9' 11" max x 7' 4" (3.02m x 2.24m)

Family Bathroom

8' 2" x 5' 7" (2.49m x 1.70m)

External

Garage

14' 7" x 7' 9" (4.45m x 2.36m)

Store

Rear Garden



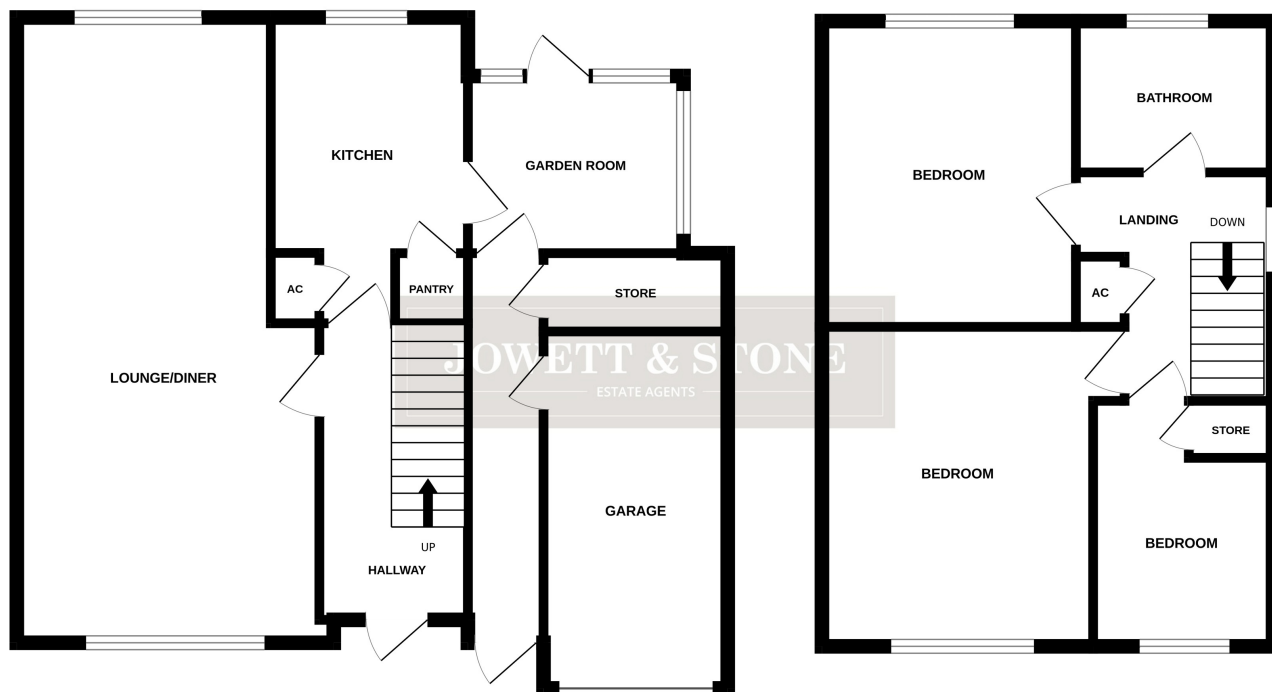
FLOORPLAN

JOWETT & STONE

ESTATE AGENTS

GROUND FLOOR
696 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1157 sq.ft. (107.5 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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