



Martha Close, Countesthorpe, Leicester. LE8 5AE

- Four Bedroom Modern Detached Executive Home
- Entrance Hall Cloaks/WC 27ft Living/Dining room
- Fitted Kitchen, Utility Lobby
- Landing, Four Double Bedrooms, Family Bathroom
- Master Bedroom with En-suite Shower Room & Fitted Wardrobes
- Gas fired Central Heating System, Double Glazing
- Car Standing Garage Attractive Garden Area
- EPC Rating C & Council Tax Band D
- Viewing Recommended



PROPERTY DESCRIPTION

Superb modern executive detached in a small exclusive development. Ideally positioned the property is well presented throughout and viewing comes highly recommended. The property comprises of entrance hall, cloaks/wc, 27ft living/dining room with front window and rear double doors leading out to the rear garden. The modern 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 access to the rear and also the garage. To the first floor the landing gives access to four double bedrooms and a family bathroom. The master bedroom benefits from fitted wardrobes and an en suite shower room/wc. The home further benefits from gas fired central heating system and double glazing. Externally the property is located in a private development and has two block pave areas to the front providing car standing along with a central border and access to the single garage with electric roller door. The rear garden has a social patio area and is mainly laid to lawn with borders and fence surround and side gated access. We are advised by the vendor there is a yearly maintenance charge of approx £250 to contribute to the communal areas. EPC rating C, Council tax is band D.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Living/Dining Room

10' 3" max x 27' 0" into bay (3.12m x 8.23m)

Fitted Kitchen

11' 2" x 13' 7" plus ent rec 10'4" min (3.40m x 4.14m)

Utility Lobby

5' 4" x 10' 4" (1.63m x 3.15m)

Landing

Master Bedroom

13' 5" into rec 9'10" min x 12' 11" max to back of robes (4.09m x 3.94m)

Bedroom

9' 11" x 12' 10" to back of robes (3.02m x 3.91m)

Bedroom

9' 8" x 11' 1" max (2.95m x 3.38m)

Bedroom

9' 10" x 7' 6" (3.00m x 2.29m)

Family Bathroom

6' 8" x 7' 5" (2.03m x 2.26m)

External

Garage

9' 11" max x 19' 6" (3.02m x 5.94m)

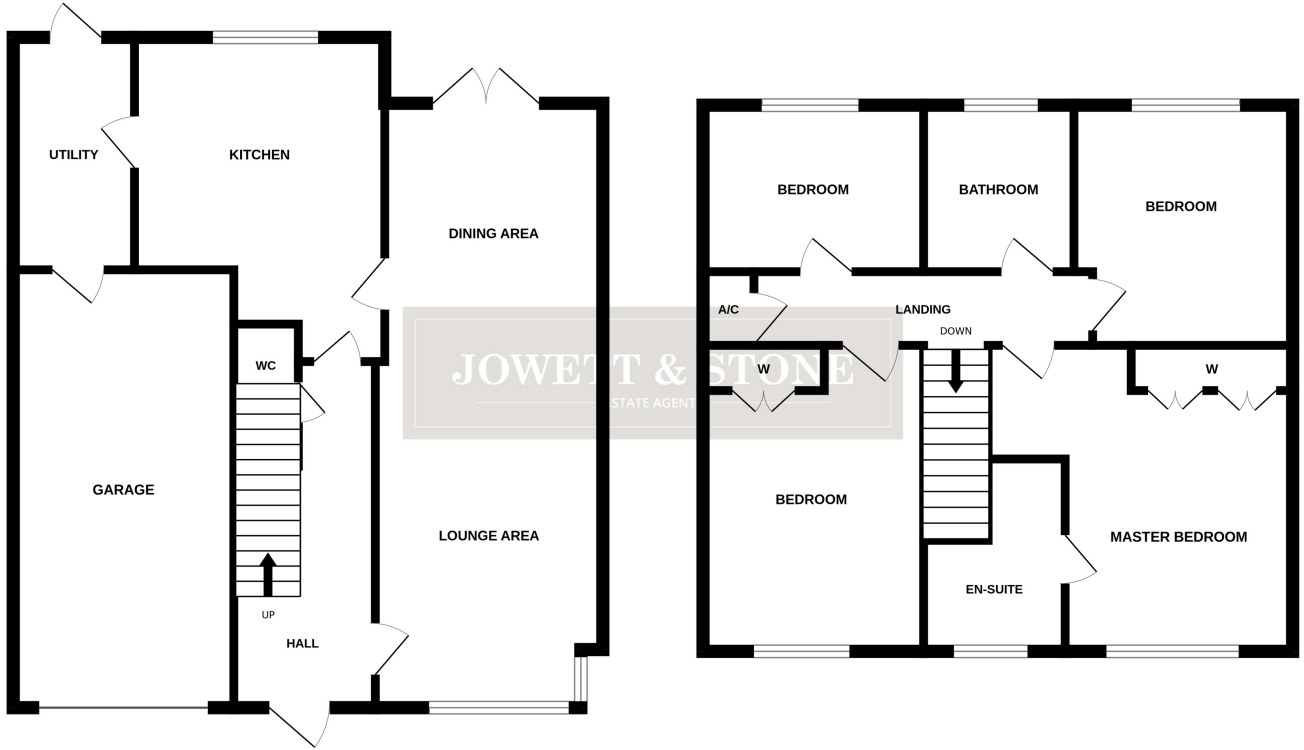
Rear Garden



FLOORPLAN & EPC

GROUND FLOOR

1ST 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			
(92-100) A			
(81-91) B			89
(69-80) C		78	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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