



2 Scholars Court, Countesthorpe, Leicester. LE8 5PT

- Beautiful Converted Schoolhouse In Small Development
- Offering Well Presented & Spacious Accommodation Throughout
- Entrance Hall, Cloaks/Wc, Store, Spacious Living Room
- Dining Room, 22ft Breakfast Kitchen, Study
- Landing, Master Bedroom With En Suite Shower Room/Wc
- Further Double Bedroom, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Allocated Car Parking, Small Rear Courtyard Garden
- Viewing Essential To Appreciate The Size And Style Of Accommodation
- EPC Rating D & Council Tax Band E



PROPERTY DESCRIPTION

Beautiful converted schoolhouse in a small development in the centre of the popular village of Countesthorpe. Offering spacious and stylish accommodation throughout the property has the flexibility to suite a range of buyers. Comprising of entrance hall with feature staircase, cloaks/wc, store, study room, the main living room is large with three windows to the front and access through to the rear good size dining room with pitch roof and double doors leading out to the courtyard and further double doors leading to the impressive 22ft breakfast kitchen fitted with a range of base and wall units, oven/hob and extractor and further double doors to the courtyard. To the first floor the galleried landing leads to the 18ft Master bedroom with fitted bedroom furniture and benefitting from an en suite shower room/wc. There is second double bedroom with fitted robes and a family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally the property is approached by a shared private driveway giving access to both the allocated parking spaces. The small rear courtyard garden has block paving and walled borders. We are advised there is a small management company which covers the development and a current monthly cost of £50 covers the maintenance of the communal area. An internal viewing of the property is considered essential to appreciate the size, style and layout of this truly unique home. EPC rating is D and Council tax band E.



ROOM DESCRIPTIONS

Entrance Hall

Store

Cloaks/Wc

Study

10' 8" x 9' 9" max (3.25m x 2.97m)

Living Room

18' 1" x 17' 0" plus ent (5.51m x 5.18m)

Dining Room

17' 8" max x 13' 9" (5.38m x 4.19m)

Breakfast Kitchen

22' 11" max x 11' 2" red to 7'10" (6.99m x 3.40m)

Galleried Landing

Master Bedroom

18' 1" to back of robes x 10' 10" (5.51m x 3.30m)

En Suite Shower Room/Wc

11' 0" x 6' 7" (3.35m x 2.01m)

Bedroom

16' 0" red to 9'8" x 10' 5" to back of robes

(4.88m x 3.17m)

Family Bathroom

11' 0" x 7' 2" (3.35m x 2.18m)

External

Allocated Parking

Rear Courtyard 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+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(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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