

FOR SALE

£215,000 Freehold



# Foston Road, Countesthorpe, Leicester. LE8 5QP

- Well Presented Two Bed Mid Terrace Property
- Close Proximity To Local Amenities
- Sought After Village Location
- Porch, Lounge, Dining Room, Kitchen
- Landing, Two Bedrooms, Bathroom
- Off Road Parking & Enclosed Rear Garden
- No Onward Chain
- Gas Fired Central Heating System & Double Glazing
- EPC Rating C & Council Tax Band A





## PROPERTY DESCRIPTION

Well presented two bedroom period home, freshly decorated, with new carpets, just a stone's throw from Countesthorpe village centre. Early viewing comes highly recommended to appreciate the layout and style of this mid terrace, offered with no onward chain. Stepping into the property you are welcomed into an entrance porch with door into the lounge with window to the front. Following through the property, you have a light and airy 2nd reception room with large storage cupboard and stairs up, perfect to be used as a dining room as it's open plan to the kitchen. The rear facing kitchen is fitted with a range of wall and base units, cooker, hob, extractor and door giving access to the garden. Upstairs there are two good sized double bedrooms, the rear bedroom has a storage cupboard and direct access to the family bathroom. To the front of the property you have a dropped kerb giving access to hardstanding for off road parking . The rear garden is low maintenance mainly laid to lawn, with patio area, gravel inset and fence surround. EPC rated C and council tax band A.

**\*\* The road to the front of this property is in the process of being change from its current layout to that of a side road, by the development opposite. Planning reference number 23/1071/OUT - please see image for new road layout\*\***





## ROOM DESCRIPTIONS

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### Entrance Porch

### Lounge

11' 10" x 11' 2" (3.61m x 3.40m)

### Dining Room

11' 8" x 11' 2" (3.56m x 3.40m)

### Kitchen

9' 11" x 5' 10" (3.02m x 1.78m)

### Landing

### Bedroom

11' 8" x 11' 2" (3.56m x 3.40m)

### Bedroom

11' 8" x 11' 2" (3.56m x 3.40m)

### Bathroom

9' 11" x 5' 10" (3.02m x 1.78m)

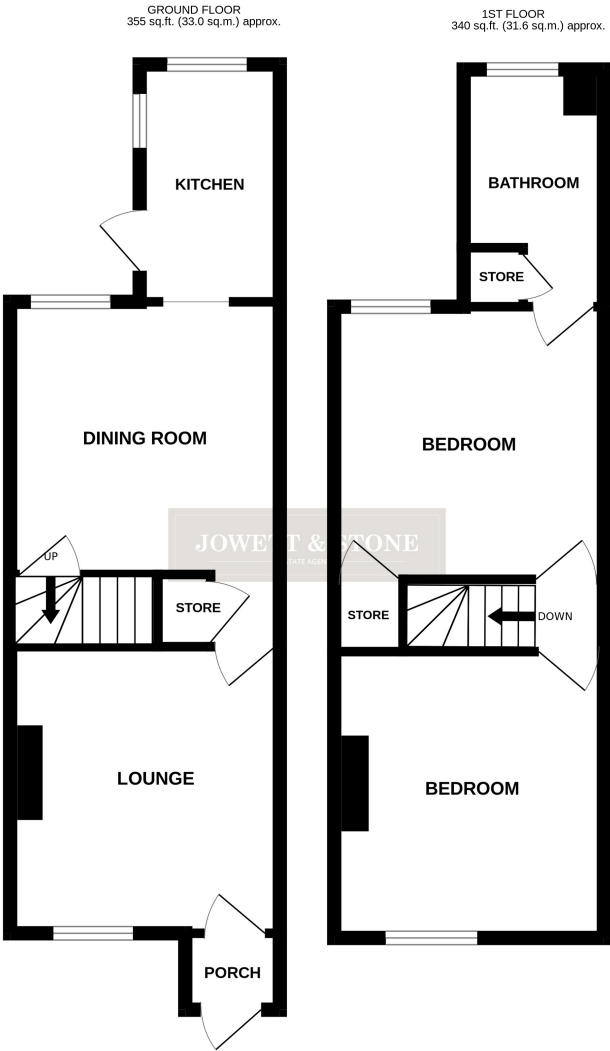
### External

### Off Road Parking

### Rear Garden



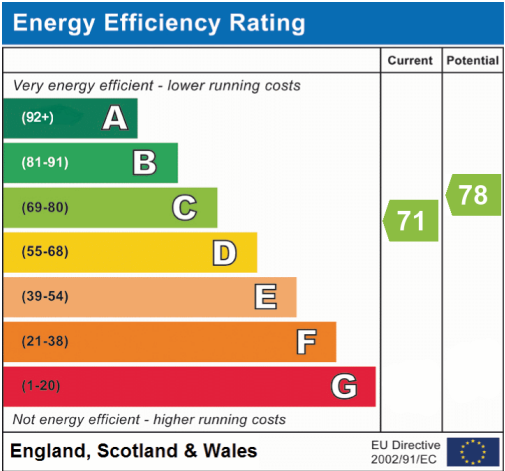
FLOORPLAN & EPC



TOTAL FLOOR AREA : 696 sq.ft. (64.6 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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