



# 31 Leicester Road, Countesthorpe, Leicester. LE8 5QU

- Well Presented Two Bedroom Terrace Home
- Close Proximity To Local Amenities
- Sought After Village Location
- Lounge, Dining Area Open To Kitchen, WC
- Landing, Two Bedrooms, Bathroom
- Well Maintained Rear Garden
- Early Viewing Essential To Appreciate The Style And Layout Of This Lovely Home
- Gas Fired Central Heating System & Double Glazing
- EPC Rating D & Council Tax Band A





## PROPERTY DESCRIPTION

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A beautifully presented and lovingly renovated home, just a stones throw from Countesthorpe village centre. Early viewing comes highly recommended to appreciate the layout and size of this wonderful two bedroom period home. Stepping into the property you are welcomed into the lounge with window to the front and built in storage. Following on the property opens up into the kitchen diner which is fitted with a range of wall and base units, door to outside and amazing lantern which floods the space with natural light. Downstairs also benefits from WC/Cloakroom with plumbing for washing machine. From the landing there are two good sized bedrooms, both with feature fireplaces & the primary boasting two purpose built floor to ceiling wardrobes. The bathroom is also off the landing and is fitted with a 3/4 bathtub with shower over, sink and WC. To the front of the property you have path way & gravelled area. The rear garden is low maintenance mainly laid to lawn, with patio area, raised deck area and fence surround. EPC rated D and council tax band A.





## ROOM DESCRIPTIONS

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### Lounge

12' 0" x 9' 10" max (3.66m x 3.00m)

### Dining Area

12' 0" x 9' 6" max (3.66m x 2.90m)

### Kitchen Area

8' 0" x 8' 0" (2.44m x 2.44m)

### WC/Cloakroom

6' 3" x 4' 3" (1.91m x 1.30m)

### Landing

### Bedroom

12' 8" x 9' 10" into robes (3.86m x 3.00m)

### Bedroom

10' 1" max x 9' 10" max (3.07m x 3.00m)

### Bathrom

6' 11" x 4' 3" (2.11m x 1.30m)

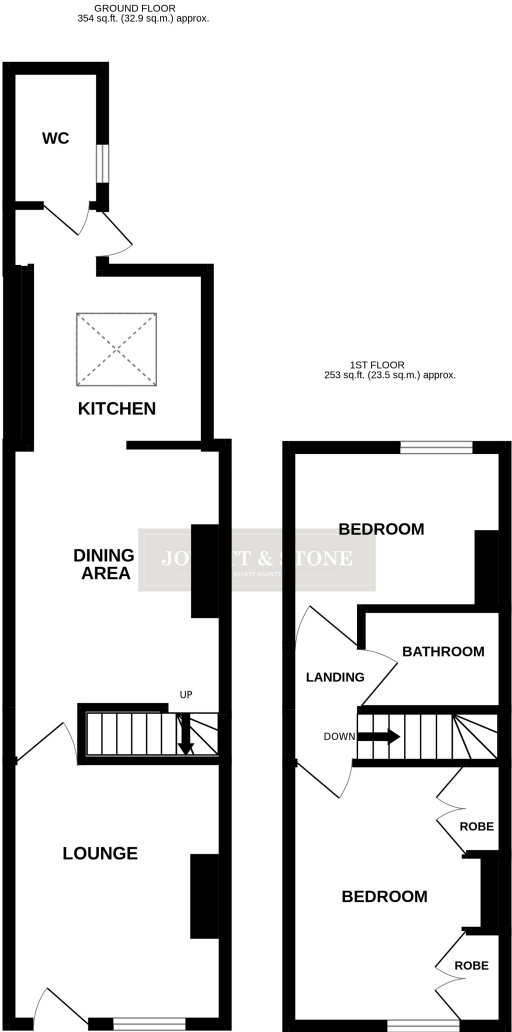
### External

### Front Garden

### Rear Garden



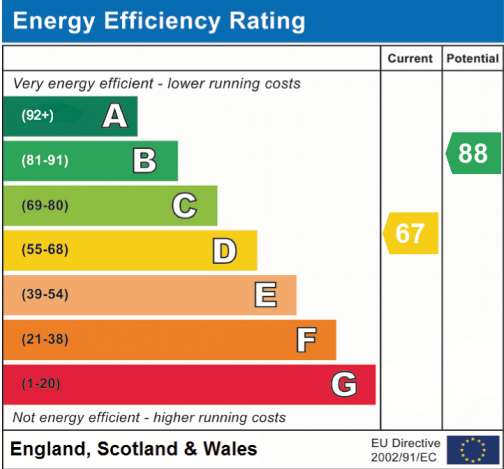
FLOORPLAN & EPC



TOTAL FLOOR AREA : 607 sq.ft. (56.4 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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