



# 22 Maurice Drive, Countesthorpe, Leicester. LE8 5PH

- Spacious Four Bedroom Extended Semi Detached Property
- Ideal Family Home In This Sought After Location In Countesthorpe
- Ent Porch, Ent Hall, 25ft Living/Dining Room, Kitchen
- Additional Reception Room, Utility Room, Cloaks/Wc
- Landing, Four Well Proportioned Bedrooms, Family Shower Room
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Car Standing , Rear Garden
- Viewing Essential To Appreciate Size, Style And Layout Of Accommodation
- EPC Rating C & Council Tax Band C



## PROPERTY DESCRIPTION

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Spacious extended four bedroom semi detached property in this sought after road location in Countesthorpe. An early viewing is highly recommended to appreciate the size, style and layout of this great family home. In brief the property comprises of entrance porch, entrance hall, good size 25ft living/dining room with feature fireplace and sliding patio doors leading out to the rear garden. The kitchen is fitted with a range of base and wall storage units and has access through to the rear utility room with access to the garden and a useful ground floor cloaks/wc. The original garage has been converted to provide a generous further reception room with built in storage and front bay shelf window. To the first floor the landing gives access to the four well proportioned bedrooms and a modern family shower room. There are also fitted storage cupboards to all the bedrooms. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property there is a gravel display area and a driveway providing car standing. To the rear of the property there is a garden area with patio, lawn area, gravel path, mature borders and fence surround. EPC rating is C, Council tax is band C.



## ROOM DESCRIPTIONS

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**Entrance Porch**

**Entrance Hall**

**Lounge**

12' 10" x 12' 3" (3.91m x 3.73m)

**Dining Area**

12' 3" x 10' 3" (3.73m x 3.12m)

**Kitchen**

11' 10" x 7' 11" (3.61m x 2.41m)

**Utility Room**

10' 1" x 6' 11" plus ent area (3.07m x 2.11m)

**Cloaks/Wc**

**Reception Room/Home office**

13' 10" max x 11' 0" (4.22m x 3.35m)

**Landing**

**Bedroom**

13' 1" x 11' 2" to back of robe (3.99m x 3.40m)

**Bedroom**

13' 9" x 10' 2" to back of robes (4.19m x 3.10m)

**Bedroom**

11' 7" x 10' 2" (3.53m x 3.10m)

**Bedroom**

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

**Family Shower Room**

8' 0" x 5' 5" (2.44m x 1.65m)

**External**

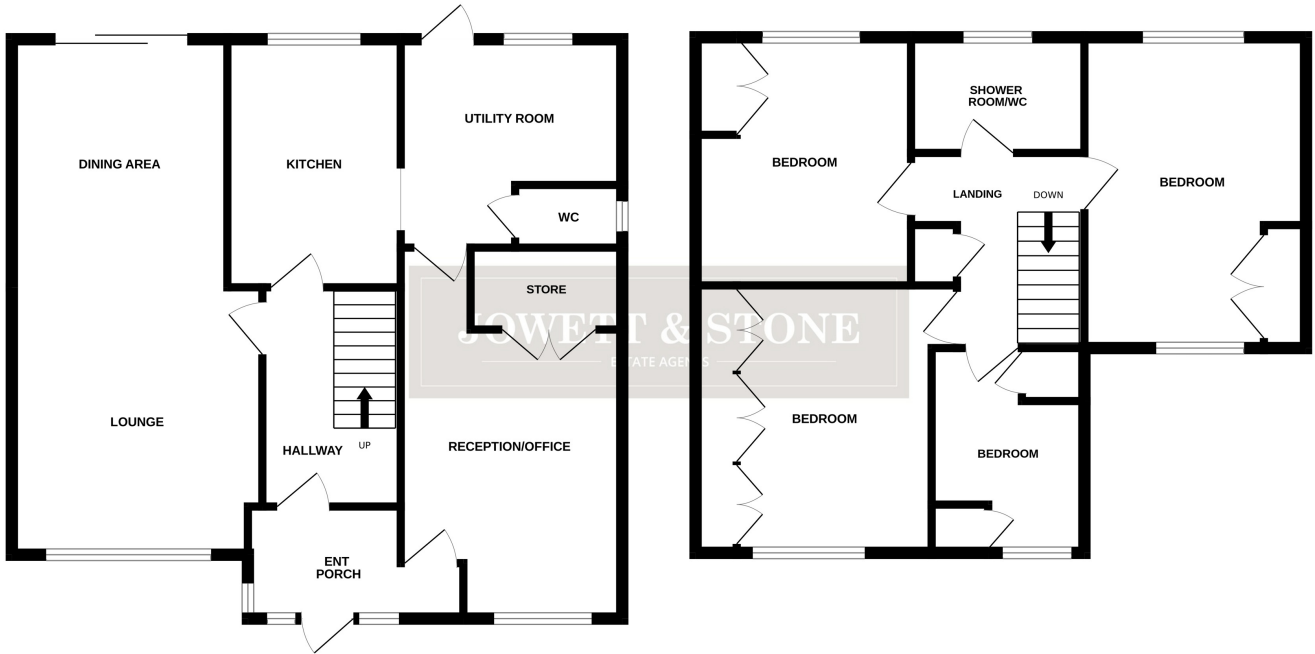
**Rear Garden**



# FLOORPLAN & EPC

**GROUND FLOOR**  
776 sq.ft. (72.1 sq.m.) approx.

**1ST FLOOR**  
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>73</b>	<b>77</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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