



12 Beechings Close, Countesthorpe, Leicester. LE8 5PA

- Spacious Three Double Bedroom Link Detached Family Home
- Sought After Location In Countesthorpe
- Entrance Porch, Entrance Hall, Living/Dining Room
- Double Glazed Conservatory, Breakfast Kitchen, Cloaks/Wc
- Landing Three Double Bedrooms, Family Bathroom
- Driveway Providing Car Standing , Garage, Rear Garden
- Internal Viewing Highly Recommended, No Chain
- EPC Awaited & Council Tax Band D



PROPERTY DESCRIPTION

Spacious link detached home in this sought after location in Countesthorpe. Having well proportioned accommodation throughout it would make an ideal family or professional home. Offered with no onward chain an internal viewing is highly recommended to appreciate the size and layout. In brief the property comprises of entrance porch, entrance hall, good size living/dining room with gas fire with feature surround and sliding patio doors leading to the rear double glazed conservatory which in turn has double doors to the rear garden. There is an extended light and airy 16ft breakfast kitchen fitted with a range of base and wall units, two rear elevation windows and access door to the rear. There is a small side lobby with cloaks/wc and internal door to the garage. To the first floor the landing leads to three generous bedrooms consisting of two double bedrooms and an extended 19ft third bedroom, there is also a family bathroom. The property further benefits from gas fired central heating system and double glazing. Externally to the front of the property is a lawn area, block driveway providing car standing and giving access to the good size single garage with electric up and over door. A side gate leads to the rear garden with patio, gravel display area and fence surround. EPC ratings awaited, Council tax is band D.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Living/Dining Room

26' 0" x 12' 2" red to 10'2" (7.92m x 3.71m)

Double Glazed Conservatory

9' 11" x 8' 3" (3.02m x 2.51m)

Breakfast Kitchen

16' 2" x 11' 10" max (4.93m x 3.61m)

Lobby

Cloaks/Wc

Landing

Bedroom

19' 0" x 10' 4" red to 8'11" (5.79m x 3.15m)

Bedroom

13' 8" x 11' 0" to back of robes plus ent rec
(4.17m x 3.35m)

Bedroom

11' 11" x 10' 2" plus ent rec (3.63m x 3.10m)

Family Bathroom

External

Garage

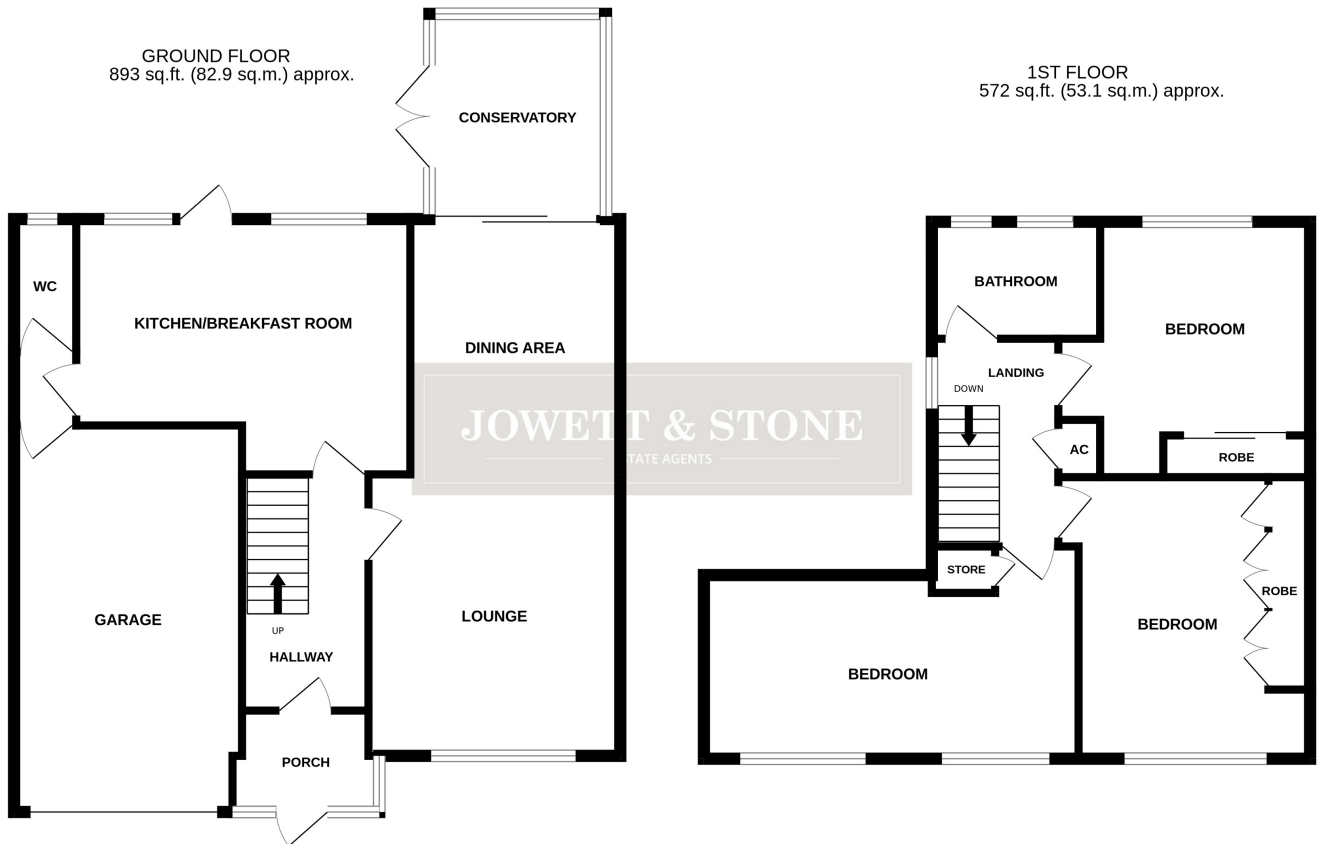
19' 4" x 11' 3" (5.89m x 3.43m)

Rear Garden



FLOORPLAN

JOWETT & STONE
ESTATE AGENTS



TOTAL FLOOR AREA : 1465 sq.ft. (136.1 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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