



## 3 New Street, Countesthorpe, Leicester. LE8 5RA

- Spacious Individual Detached Property On A Good Size Plot
- Cul De Sac Location In Sought After Village Of Countesthorpe
- Entrance Hall, Study/Dining Room, Living Room
- Dining Kitchen, Side Lobby, Cloaks/Wc
- Landing, Large Master Bedroom With Store
- 15ft Second Bedroom, Third Single Bedroom, Family Bathroom
- Large Driveway, Double Garage, Generous Rear Garden Plot
- Viewing Essential To Appreciate Size, Plot And Layout Of Accommodation
- EPC Rating D & Council Tax Band D



## PROPERTY DESCRIPTION

Individual build detached property on a good size plot in this sought after cul de sac location in Countesthorpe. Offering spacious accommodation throughout it would make an ideal family home. Viewing comes highly recommended to appreciate the style, size and layout of this unique property. In brief the property comprises of a good size entrance hall with stairs leading to the first floor accommodation and access to the front dining room/study. There is a 19ft rear living room with feature open fireplace and sliding patio doors leading out to the rear garden. Located off the living room is a 14ft dining kitchen fitted with a range of base and wall units, rear window overlooking the garden. There is a useful side lobby with store and cloaks/wc. To the first floor the landing leads to the three bedrooms and a family bathroom with suite and separate shower cubicle. The master bedroom is approximately 15ft square with store/ac and access to further storage area in the eaves. The property has got a huge amount of flexibility in terms of potential layout and an internal view is required. Externally to the front of the property is a large driveway providing ample car standing for several vehicles and giving access to the double garage. The generous rear garden has a raised patio area, lawn with mature borders and leading through to a further area to the rear with fence/hedge surround. EPC rating is D, Council tax is band D.



## ROOM DESCRIPTIONS

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### Entrance Hall

10' 0" x 9' 8" (3.05m x 2.95m)

### Dining Room/Study

9' 7" x 8' 4" (2.92m x 2.54m)

### Living Room

19' 1" x 11' 10" (5.82m x 3.61m)

### Dining Kitchen

14' 7" x 11' 10" (4.45m x 3.61m)

### Side Lobby

### Cloaks/Wc

### Landing

### Bedroom

15' 8" x 14' 7" max (4.78m x 4.45m)

### Bedroom

15' 7" x 9' 2" max (4.75m x 2.79m)

### Bedroom

10' 4" x 8' 8" max (3.15m x 2.64m)

### Family Bathroom

9' 4" x 6' 5" (2.84m x 1.96m)

### External

### Garage

19' 2" max x 15' 4" (5.84m x 4.67m)

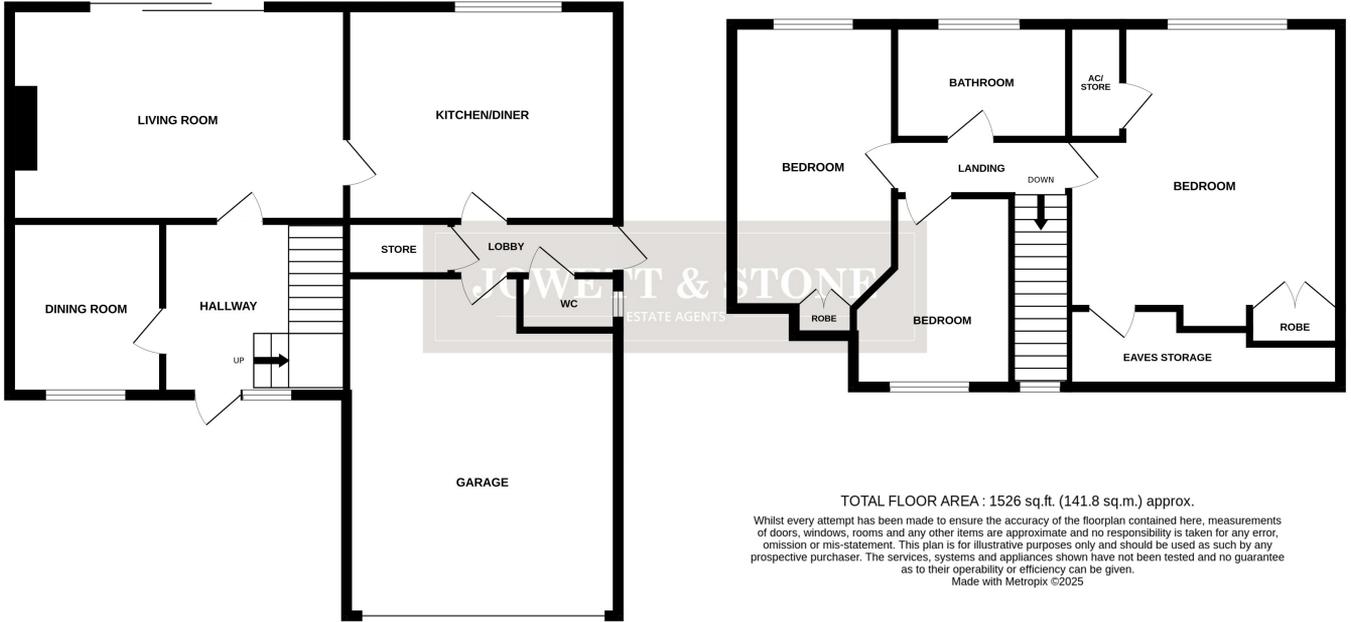
### Rear Garden



# FLOORPLAN & EPC

GROUND FLOOR  
885 sq.ft. (82.2 sq.m.) approx.

1ST FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



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>		
(55-68)	<b>D</b>	55	63
(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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