

FOR SALE

£335,000 Freehold



Clarke Crescent, Countesthorpe, Leicester. LE8 5XT

- Superb Three Double Bedroom Detached Home
- Sought After Location In Countesthorpe
- Spacious Entrance Hall, Cloaks/Wc, 18ft Living Room
- Open Plan Kitchen /Dining Area
- Landing, Three Double Bedrooms, Family Bathroom
- En Suite Shower Room To Principal Bedroom
- Tandem Driveway, Good Size Single Garage
- Internal Viewing Essential To Appreciate Size And Style
- EPC Awaited & Council Tax Band D



PROPERTY DESCRIPTION

Superb modern three double bedroom detached property in this popular development in Countesthorpe. Offering spacious and well presented accommodation throughout, an internal viewing comes highly recommended to appreciate. In brief the property comprises of a spacious welcoming entrance hall, downstairs cloaks/wc, 18ft living room with double doors leading out to the rear garden. Open plan dining kitchen fitted with a range of base and wall units, fitted oven/hob, integrated dishwasher, rear double doors to the rear. To the first floor the landing gives access to the three double bedrooms and a family bathroom. The generous principal bedroom has fitted robes and dressing table area and access to an en suite shower room/wc. The property further benefits from gas fired central heating and double glazing. Externally there is a side tandem driveway providing car standing and giving access to the good size single garage with up/over door and side door to the garden. The rear garden is mainly laid to lawn with patio, slab path, decking and fence surround. Offered with no onward chain. EPC ratings awaited, Council tax is band D.



ROOM DESCRIPTIONS

Entrance Hall

Cloaks/Wc

Living Room

18' 3" x 10' 2" (5.56m x 3.10m)

Dining Kitchen

18' 2" x 8' 11" (5.54m x 2.72m)

Landing

Principal Bedroom

18' 3" red to 14'0 x 10' 5" (5.56m x 3.17m)

En Suite Shower Room/Wc

Bedroom

9' 7" x 9' 0" (2.92m x 2.74m)

Bedroom

9' 0" max x 8' 4" (2.74m x 2.54m)

Family Bathroom

External

Single Garage

19' 8" x 9' 9" into rec (5.99m x 2.97m)

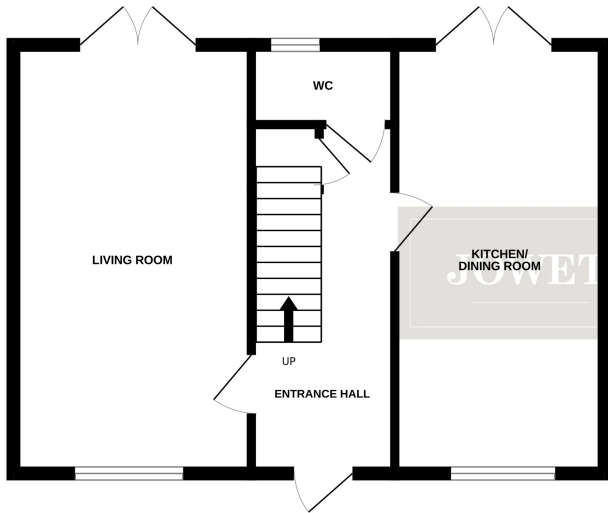
Rear Garden



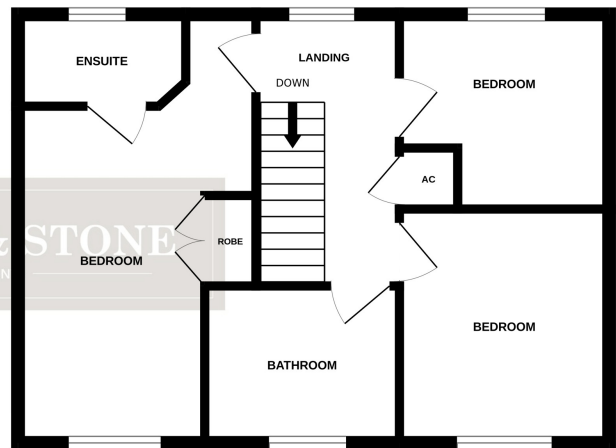
FLOORPLAN

JOWETT & STONE
ESTATE AGENTS

GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 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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Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk