



4 Marston Crescent, Countesthorpe, Leicester. LE8 5PY

- Four Bedroom Extended Family Detached Home
- Field Views To The Rear
- Sought After Location In Countesthorpe
- Ent Porch, Ent Hall, Cloaks/WC, Front Reception Room
- Breakfast Kitchen, Dining Room
- Landing, Four Bedrooms, Family Shower Room/Wc
- Gas Fired Central Heating System, Double Glazing
- Driveway, Garage, Rear Garden
- No Onward Chain, Viewing Recommended
- EPC Rating C & Council Tax Band D



PROPERTY DESCRIPTION

Four bedroom extended detached family home in this sought after location in Countesthorpe. On a great plot position benefitting from field views to the rear. Whilst in need of some cosmetic improvement it offers the ideal opportunity to put your own stamp on this great family home. In brief the property comprises of entrance porch, entrance hall, cloaks/wc, good size front living room, dining room with double doors leading out to the garden, extended breakfast kitchen fitted with a range of base and wall units and breakfast bar, rear access door and internal door to the garage. To the first floor the landing leads to the four bedrooms and a family shower room/wc. The property further benefits from gas fired central heating and double glazing. Externally to the front of the property there is a lawn area, driveway providing car standing and access to the garage. To the rear the garden has a patio area and gravel display area with fence sides and open views over fields to the rear. Viewing comes recommended to appreciate the plot, size and layout. EPC rating is C and council tax is band D.



ROOM DESCRIPTIONS

Entrance Porch

Entrance Hall

Cloaks/Wc

Lounge

14' 7" x 13' 0" (4.45m x 3.96m)

Dining Room

12' 4" max x 11' 11" (3.76m x 3.63m)

Breakfast Kitchen

16' 1" into rec x 11' 10" (4.90m x 3.61m)

Landing

Bedroom

14' 5" x 10' 6" to back of robes (4.39m x 3.20m)

Bedroom

11' 1" to front of robes x 10' 7" (3.38m x 3.23m)

Bedroom

9' 3" x 7' 1" (2.82m x 2.16m)

Bedroom

10' 6" x 9' 4" max into rec 6'2" min (3.20m x 2.84m)

Family Shower Room/Wc

External

Garage

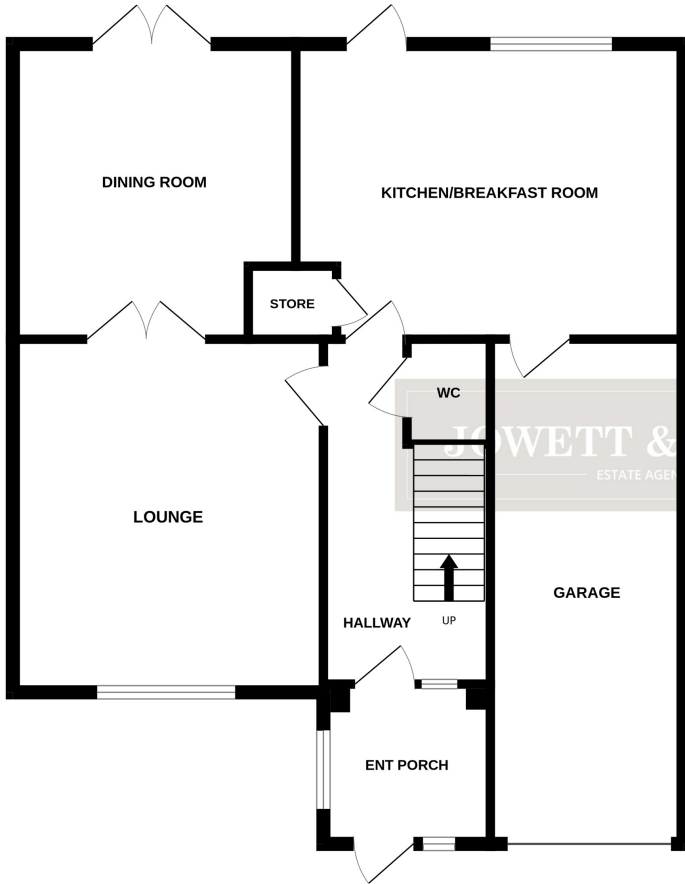
21' 6" x 7' 9" (6.55m x 2.36m)

Rear Garden

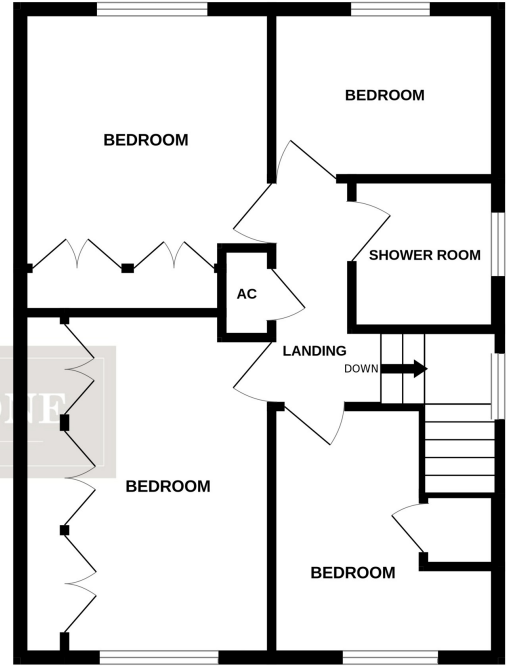


FLOORPLAN & EPC

GROUND FLOOR
853 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 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+)	A		
(81-91)	B		83
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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