



15 Gillam Butts, Countesthorpe, Leicester. LE8 5PX

- Three Bedroom Extended Semi Detached Property
- In Need Of Some Improvement
- Ent Porch, Lounge, Dining Room, Extended Kitchen Area
- Landing, Three Bedrooms, Family Bathroom
- Gas Fired Central Heating System
- Driveway and Garage
- Rear Garden
- Offered With No Onward Chain
- EPC Awaited & Council Tax Band B



PROPERTY DESCRIPTION

Three bedroom extended semi detached property. In need of some cosmetic improvement it would make an ideal first time buy, project or family home. Offered with no onward chain an early viewing is highly recommended to avoid disappointment. The property comprises of entrance porch leading to the good size living area with feature flame gas fire and surround, open access to the dining area with sliding patio door to the rear. The original kitchen has been extended to the side behind the garage and is fitted with a range of base and wall units and has a rear door to the garden and an internal door to the garage. To the first floor the landing gives access to the two good size double bedrooms, front single bedroom and the rear family bathroom. Externally to the front of the property is a gravel display area, driveway providing car standing and giving access to the single garage. To the rear of the property is a private rear garden with decking area, faux grass, gravel borders and fence surround. EPC ratings awaited, Council tax is band B.



ROOM DESCRIPTIONS

Entrance Porch

Lounge

16' 8" max overstairs x 13' 1" max (5.08m x 3.99m)

Dining Area

10' 7" x 9' 1" (3.23m x 2.77m)

Extended Kitchen Area

10' 4" max x 15' 4" max into extended area red to 7'4" (3.15m x 4.67m)

Landing

Bedroom

12' 10" x 10' 0" to back of robes (3.91m x 3.05m)

Bedroom

11' 5" to back of robes x 10' 2" (3.48m x 3.10m)

Bedroom

9' 10" x 6' 6" (3.00m x 1.98m)

Family Bathroom

External

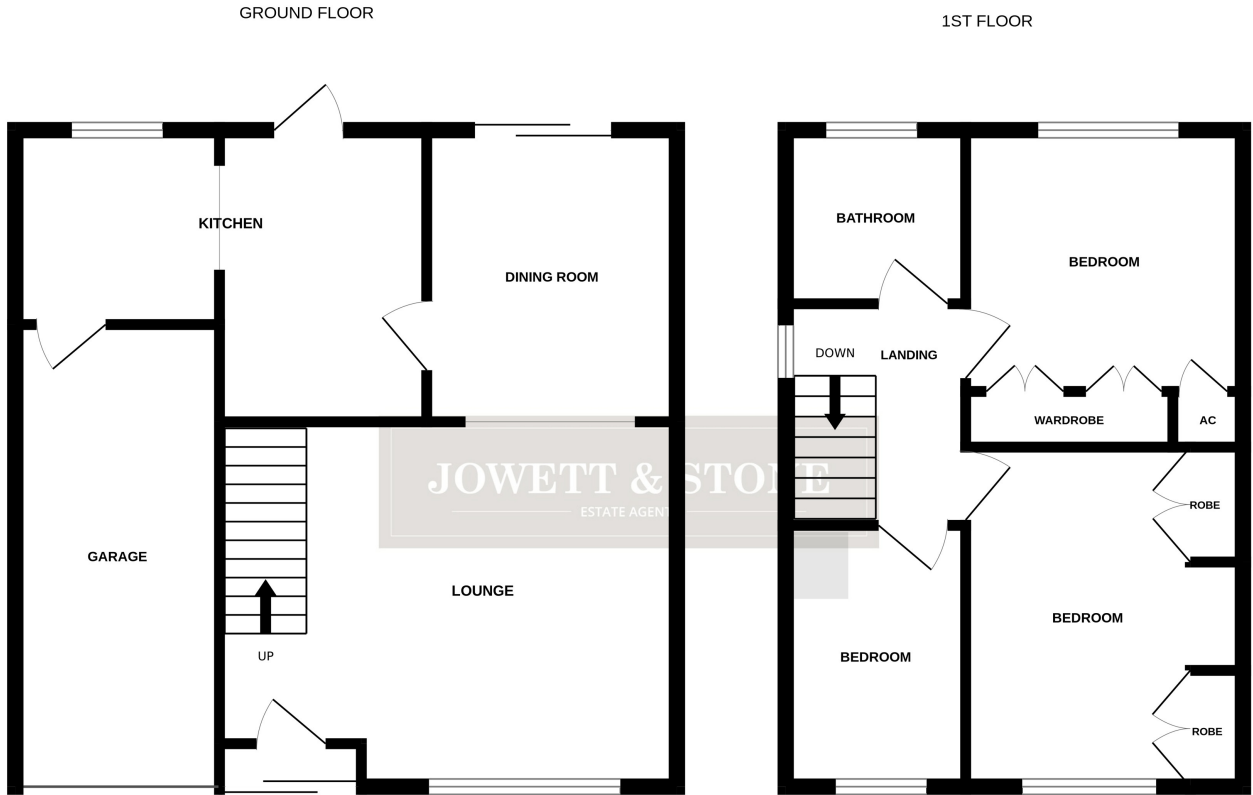
Garage

16' 10" x 7' 8" into rec (5.13m x 2.34m)

Rear Garden



FLOORPLAN & EPC



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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C	73	
(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	

Blaby
11, Leicester Road, Blaby, LE8 4GR
0116 2789624
blaby@jowettandstone.co.uk