

FOR SALE

£320,000 Freehold



# Thomas Drive, Countesthorpe, Leicester. LE8 5AB

- Modern Three Bedroom Detached Home
- Spacious And Well Presented Accommodation In Sought After Location
- Ent Hall Cloaks/WC Front Lounge With Bay
- 18ft Refitted Dining Kitchen To The Rear, Utility, Conservatory
- Landing , Three Bedrooms, En Suite Bathroom, Family Bathroom
- Gas Fired Central Heating System, Double Glazing
- Driveway Providing Ample Car Standing , Garage
- Landscaped Rear Garden
- Viewing Essential To Appreciate
- EPC Rating C & Council Tax Band D





## PROPERTY DESCRIPTION

Well presented and spacious three bedroom modern detached property in this sought after location in Countesthorpe. The property would be an ideal professional or family purchase and comprises of entrance hall, cloaks/wc, front living room with bay window, the rear 18ft refitted modern dining kitchen has a range of base and feature wall units and fitted appliances, there are double doors leading to the conservatory overlooking the rear garden with double doors to the side. Also located off the kitchen is a useful utility lobby with side access door. To the first floor the landing gives access to the three bedrooms and a family bathroom. The front master bedroom has fitted wardrobes and also the benefit of an en suite shower room/wc. The property further benefits from gas fired central heating system and double glazing. Externally to the front and side of the property is a driveway providing ample car standing and leading to a generous single garage with up/over door. The attractive rear garden area benefits from being landscaped and makes an ideal entertaining space with patio, lawn, raised decking area and fence surround. Viewing comes highly recommended to appreciate. EPC rating C and Council tax is band D.



## ROOM DESCRIPTIONS

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### Entrance Hall

### Cloaks/Wc

### Front Living Room

13' 8" into bay x 13' 2" max (4.17m x 4.01m)

### Refitted Dining Kitchen

18' 6" to back of units x 11' 3" max (5.64m x 3.43m)

### Utility Lobby

5' 6" x 5' 4" (1.68m x 1.63m)

### Double Glazed Conservatory

11' 9" x 7' 5" (3.58m x 2.26m)

### Landing

### Master Bedroom

12' 8" x 12' 1" max (3.86m x 3.68m)

### En Suite Shower Room/Wc

### Bedroom

10' 5" x 8' 4" (3.17m x 2.54m)

### Bedroom

8' 4" x 7' 11" (2.54m x 2.41m)

### Family Bathroom

### External

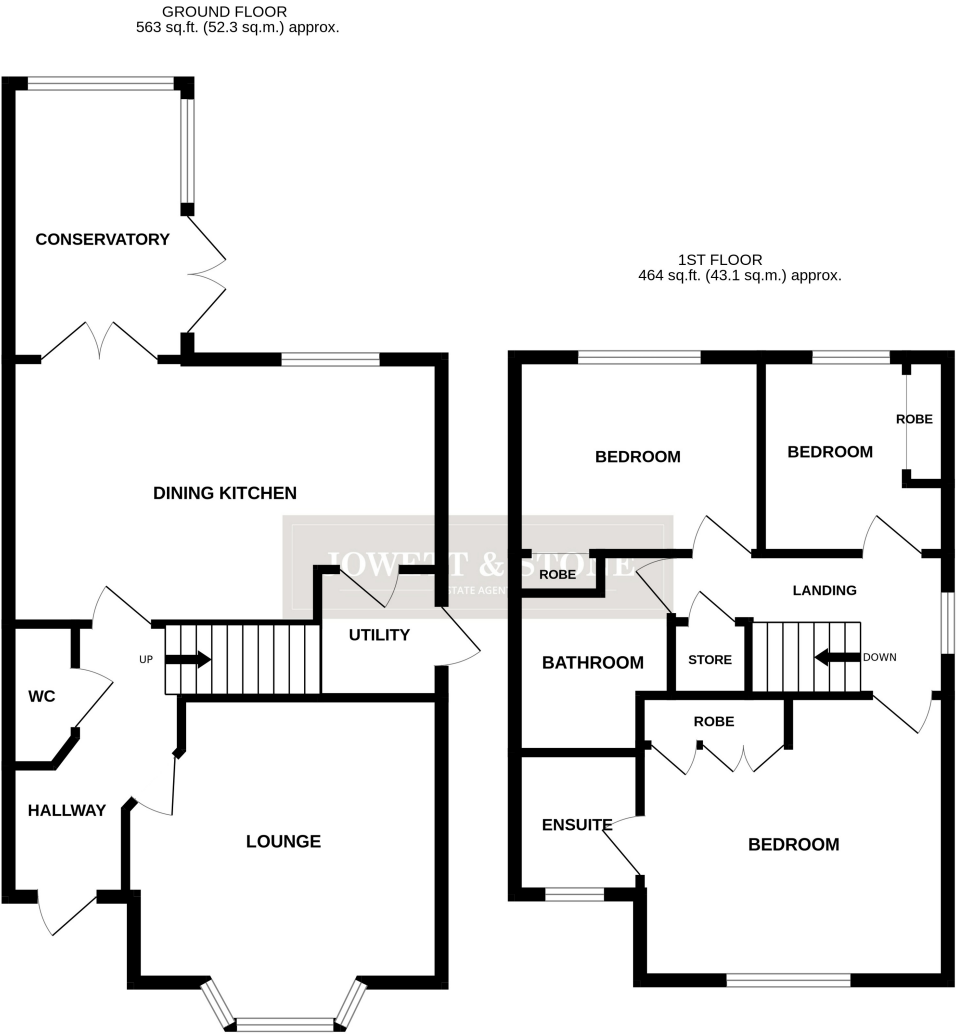
### Garage

19' 4" x 9' 10" into rec (5.89m x 3.00m)

### Rear Garden



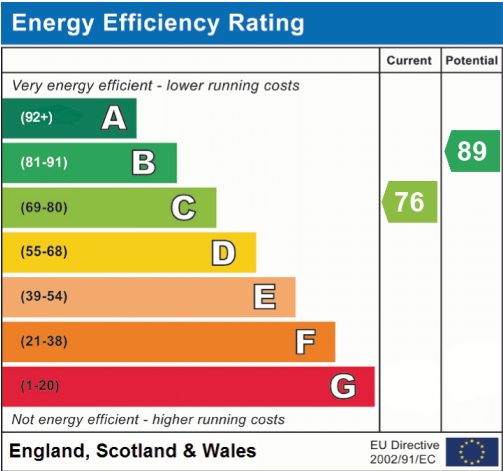




TOTAL FLOOR AREA : 1026 sq.ft. (95.4 sq.m.) approx.

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