

Connells

Diamond Avenue
Countesthorpe Leicester

Diamond Avenue
Countesthorpe Leicester LE8 5XD

for sale
£450,000







Property Description

Countesthorpe is a large village and civil parish in the Leicestershire district of Blaby. The village boasts its own church which still has the 14th century tower. The village has public houses, two small supermarkets and an award winning Indian restaurant. Countesthorpe provides schooling for all ages with Greenfield Primary and Countesthorpe Academy.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

This four bedroom detached family property is set in a quiet position and has everything you need for a family home. The property is well presented throughout and has a kitchen/diner ideal for entertaining. Viewing is highly recommended to appreciate the space this property has to offer.

Entrance Hall

With a double glazed door to the front of the property, central heating radiator and stairs rising to the first floor

Lounge

With dual aspect double glazed windows and a central heating radiator.

Study/Playroom

Accessed from the hallway.

Kitchen/Diner

Fitted with base units, solid oak work surfaces housing the sink drainer which has a Quooker tap, dual fuel Range electric oven and gas hob, integrated below counter fridge/freezer integrated dish washer, space for a free standing fridge freezer, pantry, central heating radiator and double glazed window to the rear and Bi-folding doors leading out to the rear garden.

Utility Room

There are wall and base units, solid oak work surfaces housing the sink drainer, plumbing for a washing machine and access to the downstairs cloakroom and the office.

Cloakroom

There is a wash hand basin, wc, splashback tiling, central heating radiator and double glazed window to the side of the property.

Third Reception Room/Office

Accessed from the Utility Room, there is a window to the rear of the property.

First Floor Landing

With a double glazed window to the side of the property, airing cupboard, loft access and central heating radiator.

Bedroom One

With double glazed windows to the front and side of the property, central heating radiator and door to the en-suite.

En-Suite

There is a shower cubicle, wash hand basin in a vanity unit, wc, partly tiled walls, heated towel radiator and double glazed window to the front of the property.

Bedroom Two

With a double glazed window to the rear of the property and central heating radiator,

Bedroom Three

There is a double glazed window to the rear of the property and central heating radiator.

Bedroom Four

With a double glazed window to the front of the property and central heating radiator.

Bathroom

There is a bath with mixer taps and shower over, wash hand basin in a vanity unit, wc, partly tiled walls, chrome towel radiator and double glazed window to the rear of the property.

Outside

At the front of the property there is a driveway providing off road parking, a lawn and hedging.

The rear garden has a lawn, mature planting, decked seating area, gate at the side and hot tub.







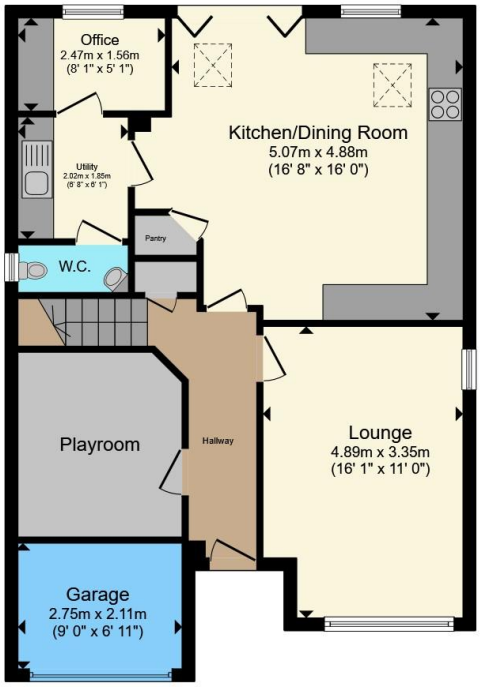



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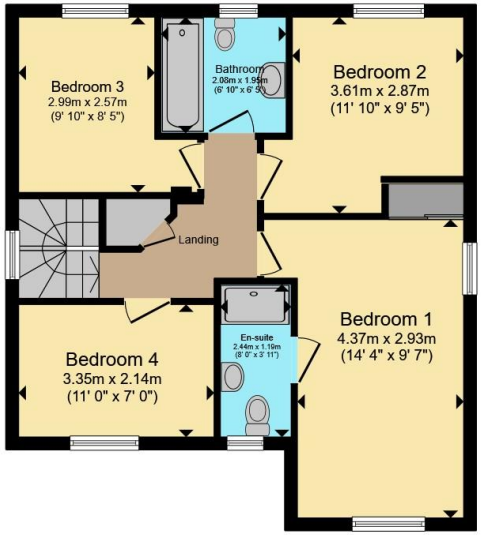








Ground Floor



First Floor

Total floor area 131.6 m² (1,416 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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directions to this property:

Proceed out of Blaby along Sycamore Street which becomes Welford Road and at the mini roundabout turn left onto Hospital Lane. At the end of the road turn right onto Leicester Road, right again onto Jubilee Way and second right onto Diamond Avenue where the property is located.

EPC Rating: C

Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/BLA310045

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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