

Connells

Laurel Drive
Countesthorpe Leicester

Laurel Drive
Countesthorpe Leicester LE8 5RX

for sale
£490,000







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, all within easy reach.

'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.'

The home boasts well proportioned living space, three double bedrooms plus one single bedroom and a layout perfectly suited to modern family living. Thoughtfully maintained by the current owners, the property is ready to move straight into and enjoys a desirable position within this popular village.

Entrance Hall

With a door to the side of the property, central heating radiator, meter cupboard and door through to the utility room.

Cloakroom

There is a wc, wash hand basin and double glazed window to the side of the property.

Utility Room

There is a door to the rear, a door through to the garage an windows to the side of the property.

Lounge

Dual aspect with double glazed windows to the front and rear of the property, high level window to the side, stairs rising to the first floor, gas fireplace, steps down to the dining room and patio doors leading into the conservatory.

Dining Area

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

Conservatory

There is a central heating radiator and patio doors leading out to the established rear garden.

Kitchen/Diner

Fitted with wall and base units, work surfaces housing the stainless steel, sink drainer, splashback tiling, integrated electric oven and gas hob with cooker hood over, built in microwave, central heating boiler, central heating radiator and double glazed windows to the front and rear of the property.

Lobby Area

Accessed off the kitchen/dining area, there are doors to the front and rear.

First Floor Landing

With stairs rising from the lounge, central heating radiator, loft access and double glazed window to the front of the property.

Bedroom One

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

Bedroom Two

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

Bedroom Three

With 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.

Family Bathroom

There is a bath with shower over, wash hand basin, wc, fully tiled walls, central heating radiator and double glazed window to the side of the property.

Outside

At the front of the property there is a driveway providing off road parking and leads to the garage.

The larger than average rear garden has a patio seating area, lawn, mature shrubs and trees and fenced borders.

Double Garage

With an electric roller shutter door to the front and an internal door through to the utility room.











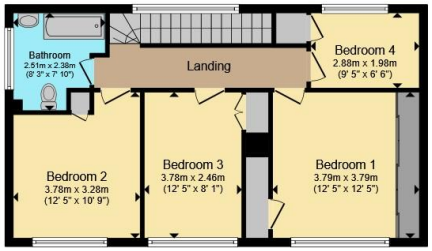








Ground Floor



First Floor

Total floor area 173.0 m² (1,862 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

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directions to this property:

Proceed out of Blaby along Sycamore Street and onto Welford Road. At the roundabout continue straight ahead onto Winchester Road to the village of Countesthorpe. Turn left onto Cosby Road which then becomes Station Road and turn left onto Gwendoline Drive and first right onto Laurel Drive where the property is located.

EPC Rating: D

Council Tax Band: E

Tenure: Freehold

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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