



Southfield Close

Countesthorpe, Leicester, LE8 5UZ

Offers In The Region Of £280,000



- Modern Three bedroom semi-detached home
- Modern open plan fitted kitchen-diner
- Modern three piece family bathroom suite
- 360 VIRTUAL TOUR
- Gas central heating and double glazing
- Spacious Lounge
- Ensuite shower to bedroom one
- Driveway
- Modern residential village location.
- EPC Rating B

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Nestled within the sought after village of Countesthorpe is this Immaculately presented modern semi-detached home, which offers a contemporary living lifestyle for years to come.

This superb example of a modern home comprises of entrance hall, downstairs cloakroom, spacious family lounge and an open plan modern fitted kitchen-diner with double glazed doors opening to the rear garden.

Stairs from the hallway lead up to the first floor landing, where you will find two double bedrooms with a private en-suite shower to the primary bedroom, a single bedroom and modern three piece bathroom suite with shower over the bath.

Externally, the rear enclosed garden is mainly lawn with edged plant and shrub borders, a decorative stone area, patio paving and gated access opens to the property's driveway, which provides the off road parking spaces for the property.

This fabulous home warrants internal inspection to appreciate the style, location and presentation of the home on offer.

To find out more, contact your local Hunters estate agents Wigston on 01163 660 660 to arrange your viewing.

Hallway

Composite door, radiator, stairs to first floor

WC

Double glazed window, low level wc, wash hand basin, radiator.

Living room

17'5" x 10'5" (5.31 x 3.23)

Double glazed window, storage cupboard, radiator.

Kitchen-diner

15'1" x 10'3" (4.60 x 3.13)

Double glazed window, a range of modern style wall and base units, worksurfaces, integrated oven and hob with extractor hood over, integrated dishwasher and fridge-freezer, space for washing machine, stainless steel sink with mixer tap, tiled flooring, radiator, double glazed French doors to garden.

Landing

Storage cupboard, stairs to ground floor.

Bedroom 1

11'5" x 10'10" (3.49 x 3.32)

Double glazed window, door to en-suite, radiator.

En-suite

7'4" x 3'10" (2.24 x 1.17)

Double glazed window, shower cubicle, wash hand basin, low level wc, heated towel rail.

Bedroom 2

11'6" x 7'11" (3.51 x 2.43)

Double glazed window, radiator.

Bedroom 3

7'10" x 6'6" (2.40 x 2.00)

Double glazed window, radiator.

Family bathroom

7'8" x 5'2" (2.34 x 1.60)

Double glazed window, panel bath with shower over and glass panel screen, wash hand basin, low level wc, heated towel rail.

Outside

Fence panelled enclosed garden, patio paving, gated access to side driveway.

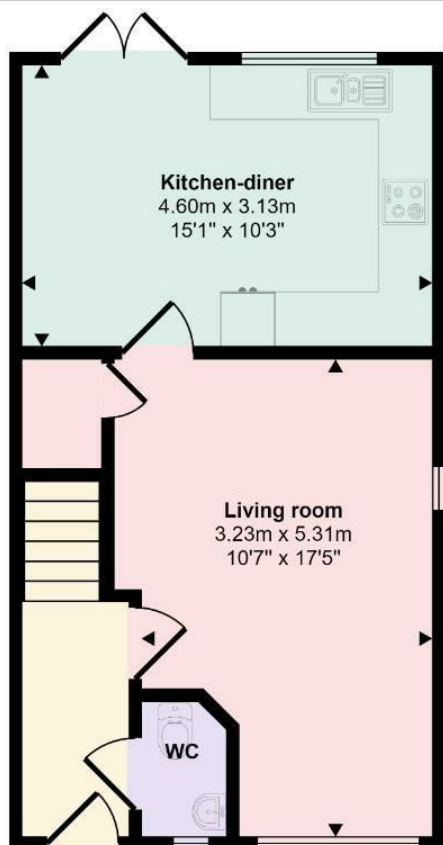
Material Information - Wigston

Tenure Type; Freehold

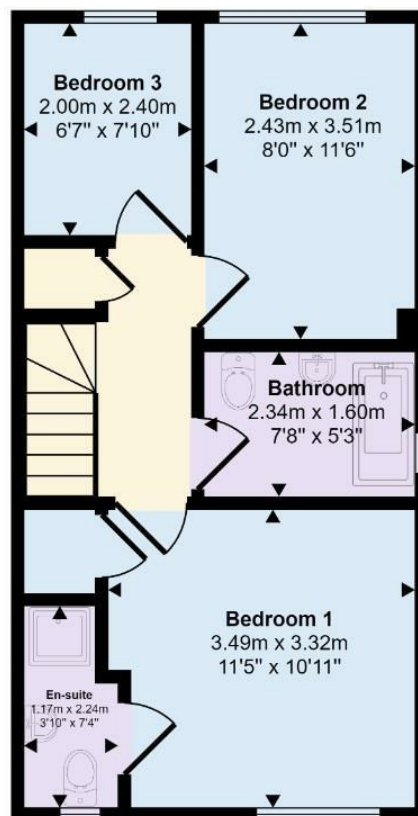
EPC Rating; B

Council Tax Banding; C

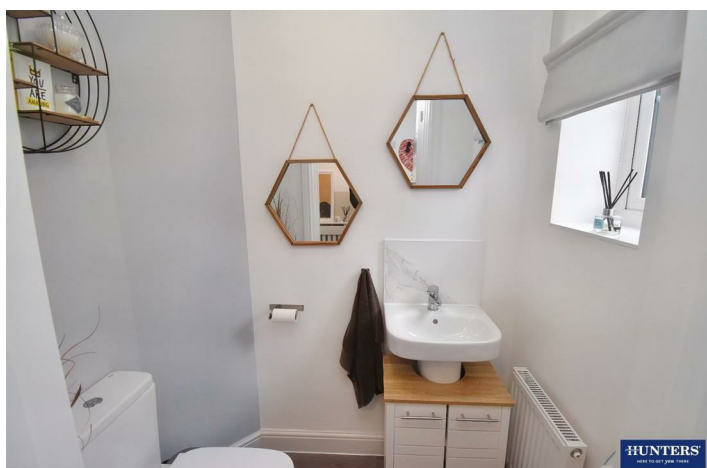
Floorplan



Ground Floor
Approx 39 sq m / 419 sq ft



First Floor
Approx 40 sq m / 431 sq ft

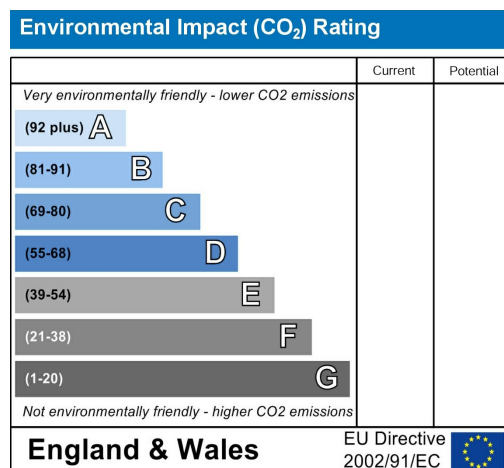
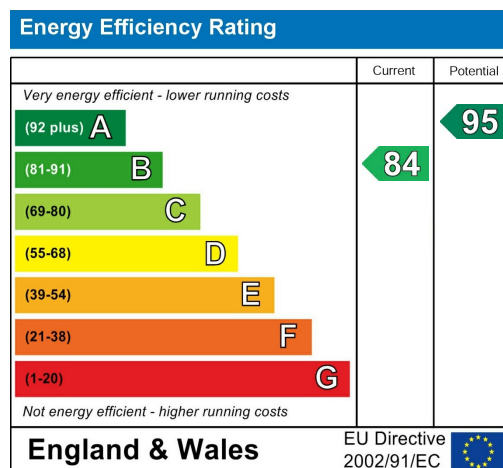






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Energy Efficiency Graph



Viewing

Please contact our Hunters Wigston Office on 0116 366 0660 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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