



## FOR SALE

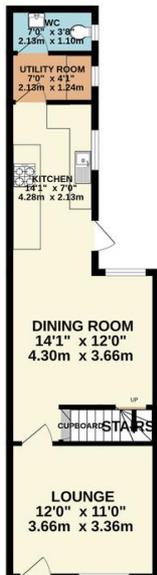
2 Bed End Terraced House in Leicester Road, Countesthorpe LE8 5QU  
£260,000

Located in the ever popular village of Countesthorpe sits the well presented two bed three storey end town house with converted attic space. The accommodation comprises entrance to lounge, open plan dining room and kitchen, utility room, ground floor W.C landing to two bedrooms, bathroom, further landing to converted attic space (currently used as a bedroom), a purpose built office / gym to the rear with W.C, landscaped gardens with Tiki bar, off road parking for two vehicles. Call Phillips George to view.

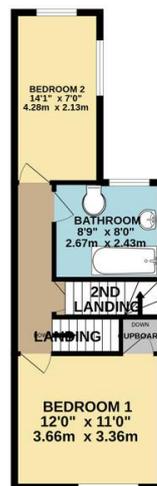


EPC To Be Confirmed

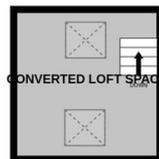
GROUND FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



2ND FLOOR  
148 sq.ft. (13.8 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error.

- End Town House
- Two Bedrooms
- Converted Attic Space
- Office / Gym
- Three Storey
- Well Presented
- Landscaped Gardens
- Highly Sought After Location

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

