



FOR SALE

3 Bed Detached House in Winchester Road, Countesthorpe, LE8 5PN

Offers Over £475,000



PROPERTY FEATURES

- Character Property
- Detached
- Three Double Bedrooms
- Wrap Around Gardens
- Corner Plot
- Bathroom & En-Suite
- Refurbished Open Plan Kitchen Diner
- Two Additional Reception Rooms
- Detached Garage & Off Road Parking
- Contact Phillips George To View

FULL DESCRIPTION

A beautiful detached family home for sale in a highly desirable part of Countesthorpe. The house was built in 1923 and has been modernised and extended over the years. The accommodation comprises entrance hall, downstairs w.c., sitting room, lounge, open plan kitchen diner, three double bedrooms, family bathroom, en-suite shower room, separate w.c., wrap around gardens, driveway and detached garage. This house is a real must-see so call Phillips George on 01162168178 to book your viewing today.

ENTRANCE HALL

With stairs off to the first floor, window to the side elevation, under stairs storage cupboard, cupboard housing the meters, telephone point and radiator.

SITTING ROOM

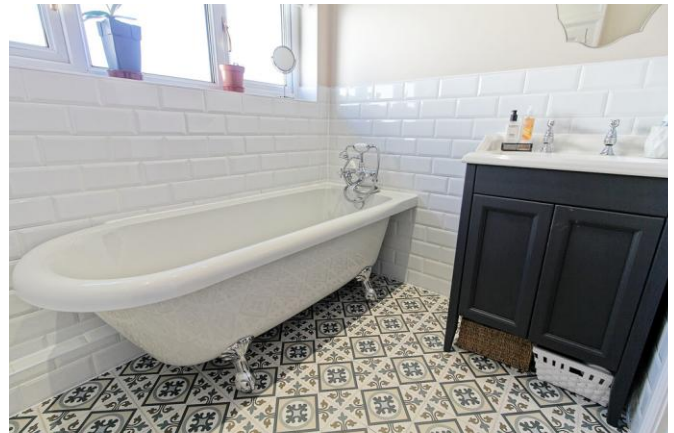
12' 11" x 12' 3" (3.94m x 3.73m) Having bay window to the front elevation, log burner with stone fireplace, picture rail, meters cupboard, storage cupboard, window to the side elevation and radiator.

LOUNGE

13' 10" x 11' 0" (4.22m x 3.35m) With coal fire and fireplace, windows to the front and side elevations and radiator.

KITCHEN/DINER

23' 5" x 19' 4" (7.14m x 5.89m) Comprising a refurbished kitchen with stylish base and wall mounted units, complementary work surfaces, cooker, gas hob, two sink units with drainers, waste disposal unit, built in dishwasher, tiled splash backs, tiled floor, spotlights, bay window to each side, windows to the side and rear elevations, patio doors to the rear garden and radiator.





WC

Having pedestal wash hand basin, low flush w.c., window to the side elevation.

LANDING

With window to the side elevation, radiator and access to the loft.

BEDROOM

12' 2" x 11' 11" (3.71m x 3.63m) Picture rail, radiator and windows to the side and front elevations.

WC

With low flush w.c., radiator and window to the front elevation.

BEDROOM

13' 9" x 11' 5" (4.19m x 3.48m) Having original fireplace, original built in cupboard, windows to the front and side elevations and radiator.

BEDROOM

14' 5" x 8' 4" (4.39m x 2.54m) With windows to the side and rear elevations, spotlights and radiator.

ENSUITE

13' 6" x 5' 2" (4.11m x 1.57m) Being fully tiled and comprising double walk in shower cubicle, vanity wash hand basin, heated towel rail, extractor fan, spotlights, electric lit mirror, radiator and window to the rear elevation.

BATHROOM

Refurbished bathroom being fully tiled and comprising a freestanding bath, pedestal wash hand basin, feature radiator, tiled floor, airing cupboard and window to the side elevation.

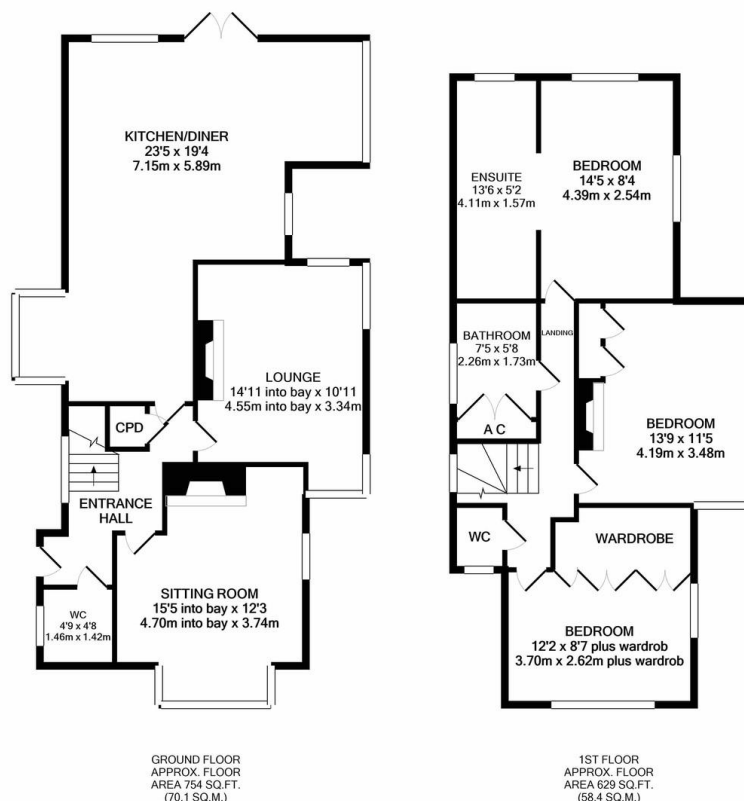
OUTSIDE

The gardens for the property are stunning. The plot entirely wraps around the property with mature gardens. The garden itself is mature with varieties of plants, shrubs and trees. There are lawned areas, a raised decked area, patio, garden shed, outside tap and a hedged and fenced surround. To the rear of the garden are double gates coming on to a driveway and leading to the detached garage.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

