



Beechings Close, Countesthorpe
Leicester, LE8 5PA

£550,000

Property Features

- No Chain
- Executive Detached
- Detached Gym/Bar
- Large Rear Garden
- En-Suite
- Dressing Room
- Open Plan Living Kitchen
- Quiet Cul-De-Sac
- Four Bedrooms
- Call To View

Full Description

SUMMARY

*** No Chain *** A true one off. This immaculate and well designed detached family home has become available for sale in the pleasant village of Countesthorpe. The accommodation comprises entrance hall, lounge/family room, open plan living kitchen diner, utility room, downstairs w.c., four bedrooms, en-suite and dressing room to master, family bathroom, detached gym/bar in the rear garden with built in workshop/store, large mature rear garden and off road parking. This property is one not to miss so call Phillips George on 01162168178 to book your viewing today!

ENTRANCE HALL

With stairs off to the first floor, coving to the ceiling, laminate floor, under stairs cupboard and radiator.

LOUNGE

13' 6" max x 12' 8" max (4.11m x 3.86m)

Having window to the front elevation and radiator.

OPEN PLAN LIVING/KITCHEN/DINER

KITCHEN/BREAKFAST ROOM

19' 8" x 11' 9" (5.99m x 3.58m)

Comprising base and wall mounted units with Quartz work surfaces, island, built in double oven, induction hob and extractor hood, built in coffee machine, built in dishwasher, sink unit with drainer, pantry, spotlights, window to the rear elevation and patio doors to the rear garden.

LOUNGE/DINER

29' 6" x 16' 8" (8.99m x 5.08m)

Having under floor heating, feature corner window, bi-fold and moving panel doors, windows to each side elevation, window to the front elevation, spotlights, laminate floor.

INNER HALL

With under floor heating, laminate floor, window to the front elevation and spotlights.

WC

Comprising vanity wash hand basin, low flush w.c., auto light, tiled splash backs, extractor fan, heated towel rail, spotlights, laminate floor and under floor heating.



UTILITY ROOM

8' x 6' 4" (2.44m x 1.93m)

Comprising base and wall mounted units with complementary work surfaces, sink unit with drainer, plumbing for washing machine, thermostat, laminate floor, under floor heating, window to the front elevation and door to the rear garden.

LANDING

With airing cupboard and coving to the ceiling.

MASTER BEDROOM

16' 6" max x 14' 4" max (5.03m x 4.37m)

Having window to the rear elevation, two radiators and two windows to the side elevation.

DRESSING ROOM

9' x 6' 7" (2.74m x 2.01m)

With two double built in wardrobes, spotlights, window to the front elevation and radiator.

ENSUITE

7' 8" max x 6' 7" max (2.34m x 2.01m)

Comprising double walk in shower, pedestal wash hand basin, low flush w.c., extractor fan, heated towel rail, spotlights and window to the front elevation.

BEDROOM

13' 7" x 11' 10" (4.14m x 3.61m)

Having coving to the ceiling, window to the front elevation and radiator.

BEDROOM

12' 1" x 10' 1" (3.68m x 3.07m)

With coving to the ceiling, access to the loft, radiator and window to the rear elevation.

BEDROOM

10' x 7' 6" (3.05m x 2.29m)

Having radiator and window to the front elevation.

BATHROOM

8' 1" x 5' 9" (2.46m x 1.75m)

Comprising p shaped bath with mains powered shower over, vanity wash hand basin, low flush w.c., tiled splash backs, heated towel rail and window to the rear elevation.

GYM/BAR

22' 8" max x 21' 8" max (6.91m x 6.6m)

Having built in bar, two sets of bi-fold doors, window to the side elevation and three electric heaters.

WORKSHOP/STORE

9' 8" x 9' 2" (2.95m x 2.79m)

With courtesy door to the rear garden, up and over door, light and power.

OUTSIDE

The front of the property is paved to provide ample off road parking and has double gates leading to the rear garden. The rear garden is beautiful and not overlooked with mature trees and shrubs, good size lawn area, additional gravel parking to the side. There is a raised decked area with glass panel edging and steps down to the garden with storage beneath.

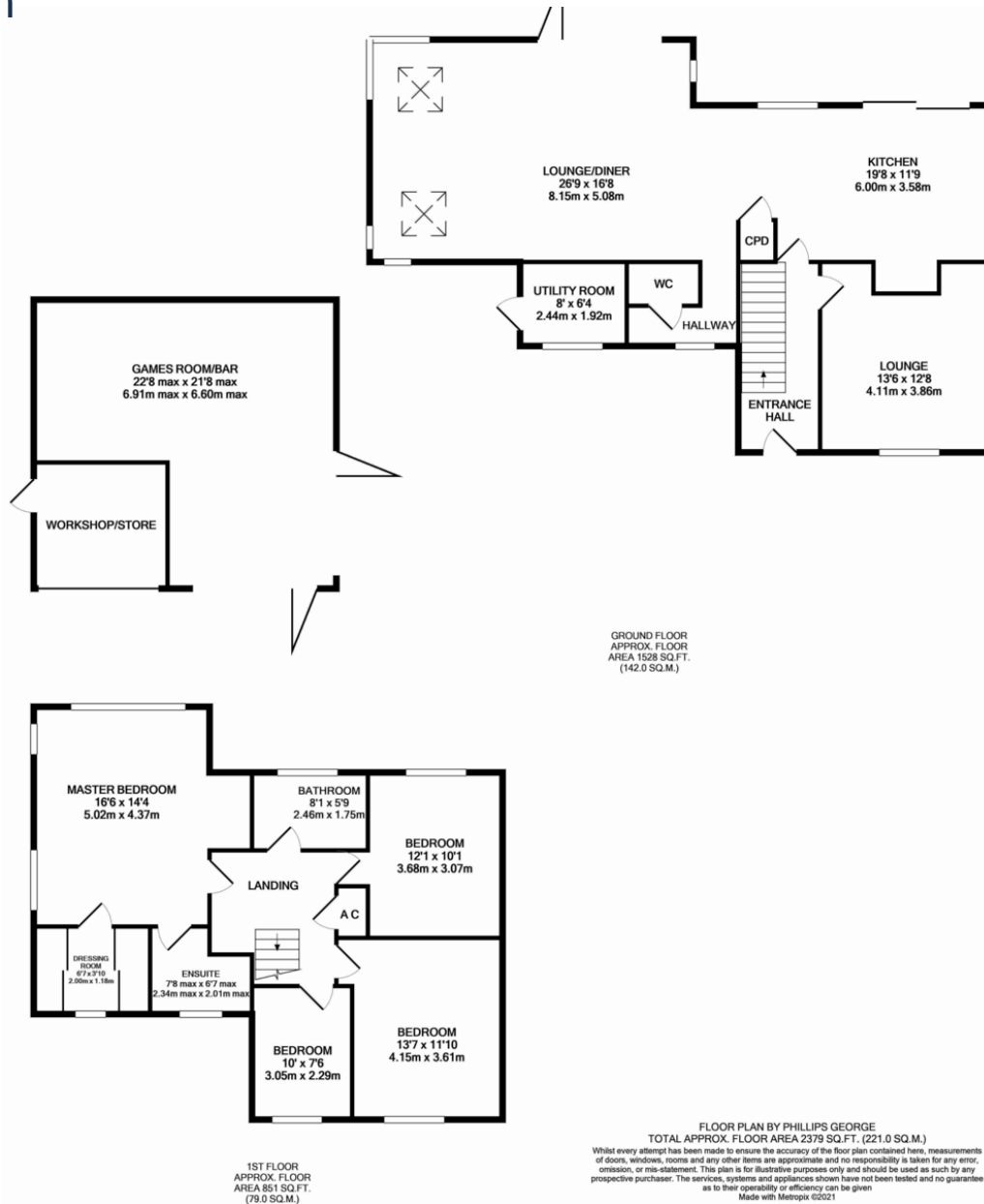


EPC Rating

Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Floorplan



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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

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