



**FOR SALE**

4 Bed Detached House in Benskn Close, Countesthorpe LE8 5LA

**£475,000**



## PROPERTY FEATURES

- Immaculate Detached
- Modern Property
- Four Bedrooms
- Quiet Cul De Sac In Countesthorpe
- Show Home Presentation
- Substantially Extended
- Partly Converted Garage
- South facing Landscaped Gardens
- Master Ensuite Bathroom
- Call Phillips George To View



## FULL DESCRIPTION

Located in the highly regarded village of Countesthorpe sits this immaculate substantially extended 4 bedroom executive family home. Presented to show home standard throughout the property has undergone a series of upgrades by the current owners. The accommodation comprises main entrance hall, lounge, dining room, extended rear orangery and utility, refurbished kitchen diner, ground floor w.c, landing to four bedrooms, master with en-suite bathroom, shower room, landscaped gardens, driveway for multiple cars and access to garage (garage being partly converted to secondary utility room and ample storage. Call Phillips George to view.



### ENTRANCE HALL

With stairs off to the first floor, security alarm, thermostat.

### LOUNGE

19' 5" x 11' 1" (5.92m x 3.38m) With bay window to the front elevation and two radiators.

### DINING ROOM

11' 0" x 10' 0" (3.35m x 3.05m) With French doors to lounge and orangery extension, radiator.

### ORANGERY

15' 0" x 13' 0" (4.57m x 3.96m) An impressive orangery addition with double glazed windows and French doors leading to garden.

### UTILITY AREA

Additional utility with sink and drainer, double glazed window to the rear.





## KITCHEN/DINER

14' 0" x 13' 6" (4.27m x 4.11m) Comprising base and wall mounted units with complementary work surfaces and underfloor heating, sink unit with drainer and Boiling water tap, NEFF induction hob, microwave, electric oven & extractor hood, built in dishwasher, built in fridge freezer, walk in pantry, tiled splash backs, tiled floor, underfloor heating, radiator and window to the rear elevation.

## GROUND FLOOR W.C

With wash hand basin, low flush w.c., tiled splash backs, extractor fan and radiator.

## LANDING

Accessed from main entrance hall, carpeted flooring.

## MASTER BEDROOM

14' 0" x 10' 10" (4.27m x 3.3m) Two radiators and three window to the front elevation, carpeted flooring, fitted wardrobes.

## MASTER ENSUITE

Comprising bath, vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, heated towel rail and window to the front elevation, underfloor heating.

## BEDROOM TWO

11' 7" x 10' 9" (3.53m x 3.28m) With window to the rear elevation and radiator, carpeted flooring, fitted wardrobe.

## BEDROOM THREE

8' 7" x 8' 0" (2.62m x 2.44m) With window to the rear elevation and radiator, fitted wardrobes, carpeted flooring.

## BEDROOM FOUR

8' 7" x 6' 0" (2.62m x 1.83m) With window to the rear elevation and radiator, carpeted flooring.

## SHOWER ROOM

Comprising shower cubicle, vanity wash hand basin, low flush w.c., tiled splash backs, extractor fan, heated towel rail and window to the side elevation, underfloor heating.

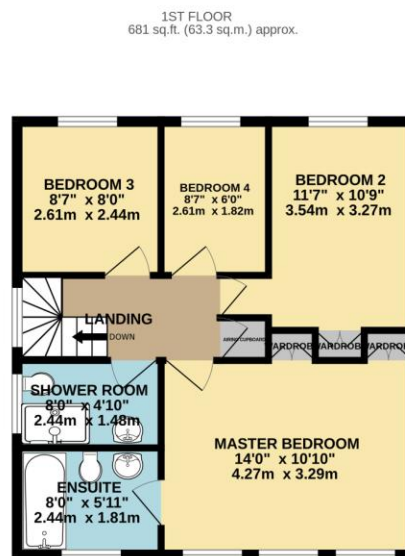
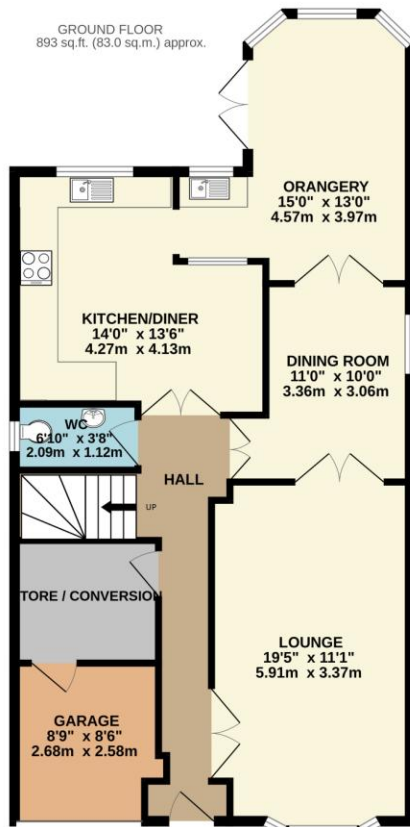
## OUTSIDE

The front of the property is landscaped providing parking for multiple cars and access to the garage. The rear garden is mainly laid to lawn with a patio area, gated side access to both side and a fenced surround.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>	93	95
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The 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.  
 Made with Metroplan ©2024

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.

