



**FOR SALE**

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

**£450,000**



## PROPERTY FEATURES

- No Chain
- Extended
- Detached House
- Quiet Cul-De-Sac
- Immaculate Throughout
- South West Facing Rear Garden
- Four Bedrooms
- En-Suite To Master
- Open Plan Living Kitchen
- Call To View



## FULL DESCRIPTION

### SUMMARY

\*\*\* No Chain \*\*\* Immaculate and extended detached family home for sale on a quiet cul-de-sac in Countesthorpe. The property has undergone a schedule of improvement and extension with the current owners adding a full width ground floor extension and creating an open plan living kitchen. The accommodation comprises entrance hall, lounge, open plan living kitchen, downstairs w.c., integral garage, four good size bedrooms, en-suite to master, family bathroom, off road parking and pleasant South West facing rear garden. One not to miss!

### ENTRANCE HALL

With Karndean flooring, Hive thermostat, spotlights, radiator and stairs off to the first floor.

### LOUNGE

18' 10" max x 11' 4" max (5.74m x 3.45m) With window to the front elevation, two radiators and electric fire with fireplace.

### OPEN PLAN LIVING KITCHEN

24' max x 17' 10" max (7.32m x 5.44m) Comprising base and wall mounted units with Quartz work surfaces, sink unit with drainer, built in appliances to include - oven, microwave, induction hob, retractable extractor, wine fridge, dishwasher, washing machine and fridge freezer, Karndean flooring, spotlights, four Velux windows to the rear elevation, bi-folding doors, window to the rear elevation and three feature radiators.

### WC

6' 8" x 3' 1" (2.03m x 0.94m) Comprising vanity wash hand basin, low flush w.c., tiled splash backs, window to the side elevation and radiator.





# Phillips George



## **GARAGE**

17' 9" x 8' 5" (5.41m x 2.57m) With up and over door, wall mounted boiler, courtesy door in to the main house, light and power.

## **LANDING**

With airing cupboard, window to the side elevation, radiator and access to the loft. The loft is insulated and boarded with a ladder.

## **MASTER BEDROOM**

15' 5" x 10' 10" (4.7m x 3.3m) With two sets of built in wardrobes, three windows to the front elevation and radiator.

## **ENSUITE**

8' 6" x 5' 5" (2.59m x 1.65m) Being fully tiled and comprising shower cubicle, vanity wash hand basin, low flush w.c., heated towel rail, tiled floor and window to the front elevation.

## **BEDROOM**

12' 4" x 8' 1" (3.76m x 2.46m) With built in wardrobes, radiator and window to the rear elevation.

## **BEDROOM**

10' 2" x 8' 9" (3.1m x 2.67m) With built in wardrobes, radiator and window to the rear elevation.

## **BEDROOM**

9' 5" x 6' 10" (2.87m x 2.08m) With laminate floor, radiator and window to the rear elevation.

## **BATHROOM**

8' 6" x 5' (2.59m x 1.52m) Comprising panelled bath with shower over, wash hand basin, low flush w.c., tiled splash backs, extractor fan, spotlights, tiled floor and window to the side elevation.

## **OUTSIDE**

The front of the property has a lawned area with a flower border and ornate tree. There is a driveway providing ample off road parking. The rear garden is mainly laid to lawn with good size patio area, mature flower borders, outside tap, gated side access to both sides and a walled and fenced surround.



