









### FOR SALE

4 Bed Detached House in Benskyn 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

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### 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 planliving 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 Soutb 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"x3'1" (2.03mx0.94m) Comprising vanity wash hand basin, low flush w.c., tiled splash backs, window to the side elevation and radiator.

#### **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 builtin 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

 $9'5'' \times 6'10''$  (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.



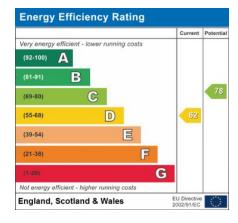






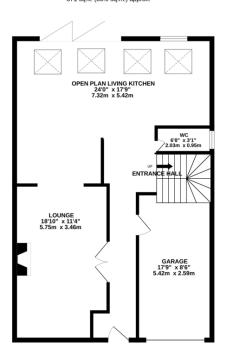




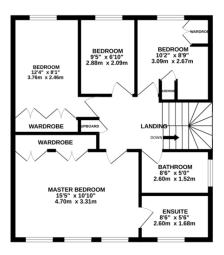




GROUND FLOOR 871 sq.ft. (80.9 sq.m.) approx



1ST FLOOR 647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA: 1515 sq.ft, (14.10 sq.m.) approx. White very interful bales midd in tensor to be occurry of the floor incontained them, measurements, of doors, windows, tooms and any other tens are approaches and to responsibility is taken for any encyresistion or mis-statement. This pain is to full taken the purpose show their of being and taken the used as to be inprospective purchase. The service, systems and applications shown have not been tested and no guarantee as to be in-balance of the service. The service shows the provide the provide the service of the provided taken the service of the provided taken the service of the service shows the provided taken the provided taken the service of the provided taken the service of the provided taken the provided taken taken the provided taken tak



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.