

FLOOR PLAN

DIMENSIONS

Entrance Hallway

Lounge  
17'7x11'11 (5.36mx3.63m)

Family Living Kitchen  
34'1x12'7 (10.39mx3.84m)

Utility Room  
7'4x5'6 (2.24mx1.68m)

Downstairs Cloakroom

Landing

Bedroom One  
14'6x13'8 (4.42mx4.17m)

En Suite  
9'2x4'6 (2.79mx1.37m)

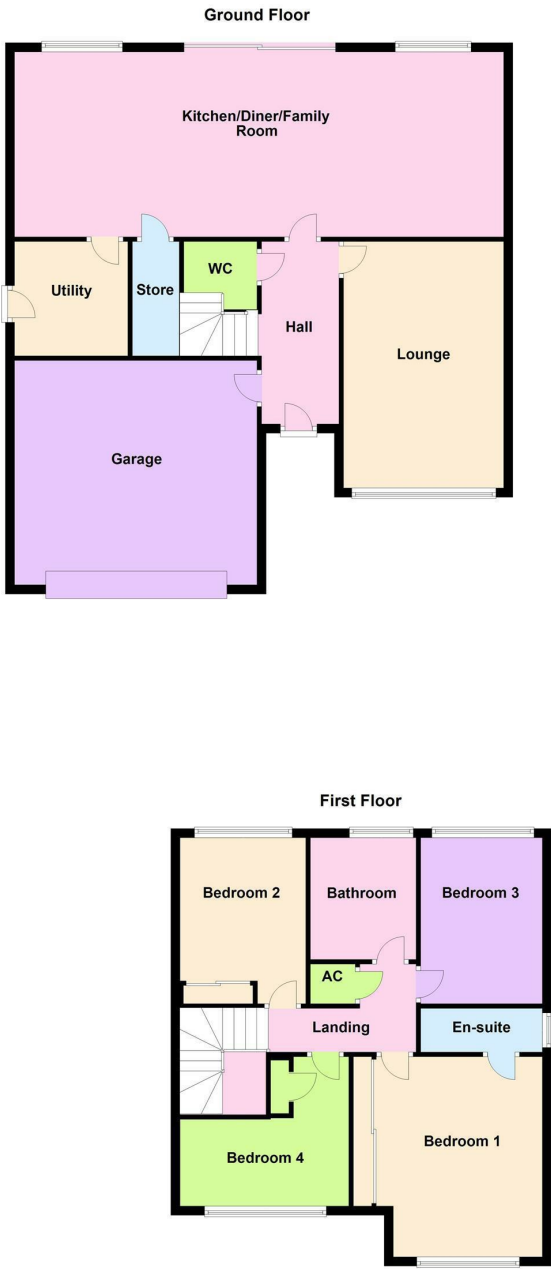
Bedroom Two  
11'0x9'3 (3.35mx2.82m)

Bedroom Three  
11'0x9'2 (3.35mx2.79m)

Bedroom Four  
10'9x6'11 (3.28mx2.11m)

Bathroom  
7'6x6'6 (2.29mx1.98m)

Garage  
17'8x17'7 (5.38mx5.36m)



# OVERVIEW

- Stunning & Stylish Family Home
- Fabulous Location & No Chain
- Hallway, Utility & Cloakroom
- Family Living Kitchen & Lounge
- Four Great Sized Bedrooms
- Family Bathroom & En Suite
- Beautiful Landscaped Garden
- Driveway & Double Garage
- Viewing Is A Must
- EER - tbc, Freehold, Tax - E

# LOCATION LOCATION....

Situated on the highly sought-after Thorpe Meadows development in the charming village of Countesthorpe, this executive detached family home enjoys a wonderful setting that combines village life with everyday convenience. Countesthorpe is a thriving & welcoming community offering an excellent range of local amenities including independent shops, a post office, hairdressers, library, health centre, garden centre, restaurants & traditional public houses, providing everything needed for day-to-day living right on your doorstep. Families are particularly well catered for with a choice of local schools including Greenfield Primary School, Leysland High School & Countesthorpe Academy. The village also offers lovely green spaces, countryside walks & recreational facilities, perfect for enjoying the outdoors & spending quality time with family. Despite its peaceful village atmosphere, Countesthorpe is ideally positioned for commuters with regular bus services into Leicester city centre & convenient access to the surrounding motorway networks. The popular Fosse Shopping Park is also within easy reach, offering an excellent selection of retail outlets, restaurants & leisure facilities. With its appealing blend of village charm, community spirit & excellent transport connections, Countesthorpe is a wonderful place to call home.



# THE INSIDE STORY

*Situated on the much-loved Thorpe Meadows development in the delightful village of Countesthorpe, this gorgeous four-bedroom detached home has everything a growing family could wish for! Lovingly maintained & beautifully presented, the property offers a wonderful mix of comfortable living spaces, modern touches & plenty of room for everyone to enjoy. Step through the front door into the welcoming hallway, with a handy downstairs WC, access to the garage & stairs leading to the bedrooms. The lovely lounge overlooks the front of the home & provides a cosy haven where the family can snuggle up for movie nights, enjoy a lazy Sunday afternoon or simply relax after a busy day. The real heart of this home is the fabulous family living kitchen, a fantastic space where everyday moments become special memories. Imagine the children chatting about their day at the dining table while dinner is cooking, weekend breakfasts together or laughter-filled evenings entertaining friends. The kitchen boasts stylish white gloss cupboards, contrasting worktops & a range of integrated appliances including a fridge freezer, dishwasher, microwave, oven & gas hob. There is plenty of room for a dining table & comfy seating, while sliding doors open onto the patio, perfect for summer gatherings. A separate utility room provides valuable extra storage & space for laundry appliances. Upstairs, four lovely bedrooms offer room for everyone to have their own little sanctuary, whether for restful nights, children's bedrooms or a home office. The principal bedroom enjoys fitted wardrobes & a private en-suite shower room, while the family bathroom offers a bath with shower over, ideal for busy mornings or a relaxing soak. Outside, the property has a front garden, driveway parking & a double garage, with gated access to the rear. The enclosed garden is a lovely space for family life, with a lawn for little ones to play & a patio where you can enjoy barbecues, outdoor dining or a peaceful morn*

