



10 Clarke Crescent  
, Countesthorpe, LE8 5XT  
O.I.E.O £325,000



Extremely spacious family home located midway between the village centre & Blaby Town Centre. Convenient for amenities, schools & leisure facilities. Easy access to Leicester, Fosse Retail Park & the motorways with a choice of nearby railway stations nearby.

- Village Location
- Detached Family Home
- Four Bedrooms
- Off Road Parking & Garage
- Close to Local Amenities
- Downstairs W.C, Family Bathroom & En-Suite
- Internet - Standard, Super & Ultra all available - Please see Ofcom for more details.
- EPC Rating - C Council tax band D



## INTRODUCTION.

Conveniently located in the highly regarded South Leicestershire village of Countesthorpe, this four bedroom detached family home offers spacious, well-presented accommodation. The property sits among similar executive homes and enjoys a peaceful setting with excellent access to local amenities, schools, parks, and transport links.

To the ground floor, the home features a welcoming entrance hall with downstairs W.C leading to well proportioned living spaces, perfect for entertaining or relaxing. The kitchen is well-appointed and offers ample storage and workspace and the lounge benefits from direct access to the garden via patio doors.

To the first floor, the property provides three bedrooms and a family bathroom, making it ideal for families or those seeking additional guest or office space.

To the second floor, is the main bedroom which benefits from Ensuite and built in wardrobe space.

Outside of the property, there is a low maintenance private rear garden, perfect for outdoor dining, play space, or gardening enthusiasts. To the front, a driveway provides off-road parking, accompanied by a garage for further storage or vehicle use.

## Location

The village of Countesthorpe is located around 6 miles south west of Leicester City Centre and around 9 miles north of Market Harborough. The location is convenient for local shops, Access to Wigston Town Centre, Leicester City Centre, Fosse Park Shopping Centre and the motorway network. Local Schools include Greenfield Primary School and Countesthorpe Community College.

## Entrance Hall

## W.C

## Kitchen Diner

15'7 x 9'4 (4.75m x 2.84m)

## Lounge

16'1 x 10'1 (4.90m x 3.07m)

## First Floor

## Bedroom Two

13'7 x 9x6 (4.14m x 2.74mx1.83m)

## Bedroom Three

12 x 9'8 (3.66m x 2.95m)

## Bedroom Four

10'7 x 6'6 (3.23m x 1.98m)

## Second Floor

## Main Bedroom with En-Suite

21'6 x 9'9 (6.55m x 2.97m)

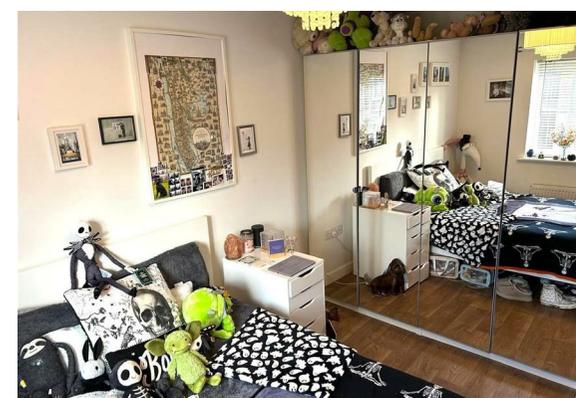
## En-suite

6'5 x 6'2 (1.96m x 1.88m)

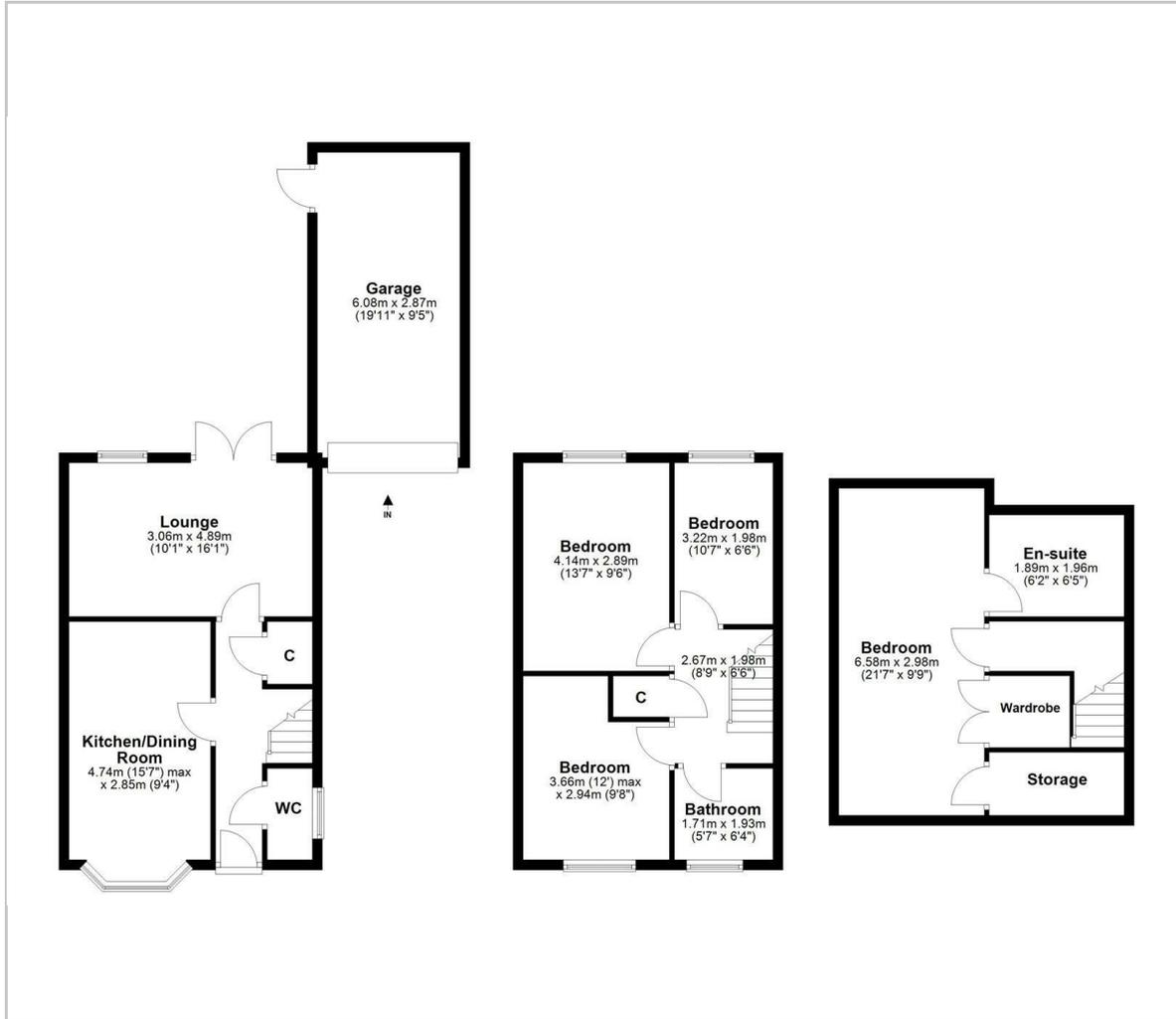
## Outside

Low maintenance private rear garden with side access into the garage.

To the front, a driveway provides off-road parking, accompanied by a garage for further storage or vehicle use.



## Floor Plan



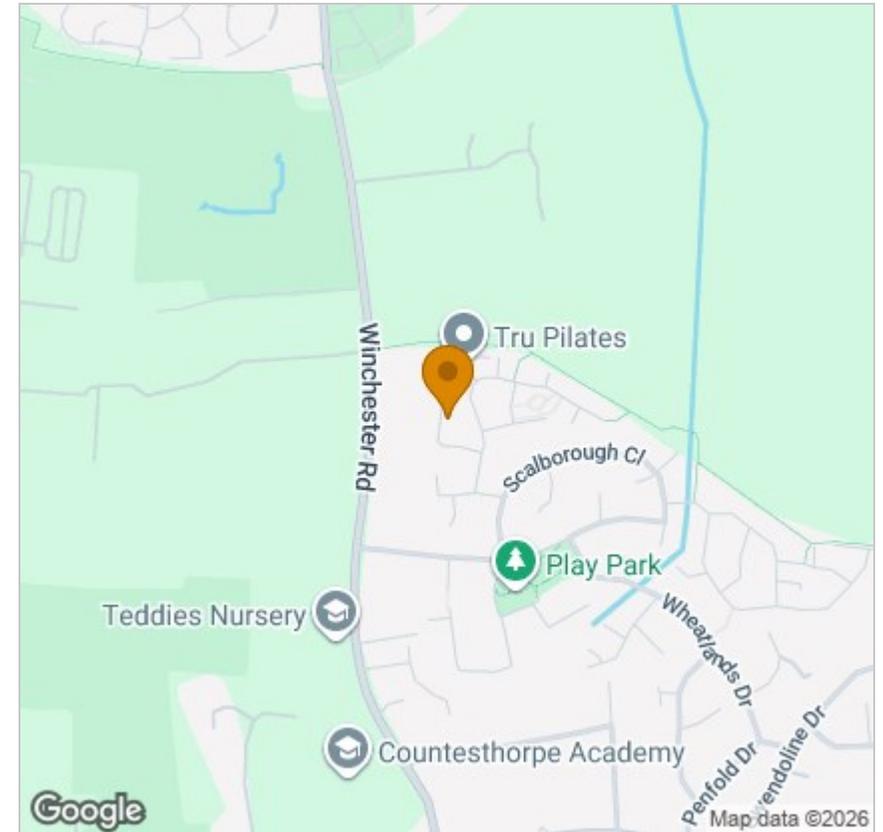
## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ**  
**Tel: 0116 2883872 Email: [info@astonandco.co.uk](mailto:info@astonandco.co.uk) <https://astonandco.co.uk/>**

## Area Map



## Energy Efficiency Graph

