



Thorps

Residential Sales

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Glebe Drive, Countesthorpe, Leicester, Leicestershire. LE8 5QR



Static Park Home
One Bedroom
Superb Location



Good Size Plot
Off Road Parking
Must Be Viewed Internally



£82,000

Property Description

Static Park Home | Good Size Plot | One Bedroom | Off Road Parking | Superb Location | Must Be Viewed Internally

A one bedroom Park home situated on a good size corner plot. The plot could potentially take a larger property (subject to permission from BDC) benefitting from electric heating, double glazed windows, private garden which is not over looked. The accommodation briefly comprises of entrance hall, bedroom, shower room, lounge and kitchen/diner.

VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

Note: The Seller advises that the land on which this Static Home sits is leased from Blaby Council at a current quarterly cost of £357.24. Council Tax is Band A. The property/land is registered freehold and owned by BDC. Should you wish to proceed to purchase this home we recommend this information is verified by your solicitor.

Entrance Hall

With front door and window to the side elevation.

Bedroom 1 (12' 6" Max x 6' 7" Max) or (3.82m Max x 2.00m Max)

With electric heating, window to the front/side elevation and fitted wardrobes.

Shower Room (6' 4" Max x 4' 9" Max) or (1.93m Max x 1.46m Max)

With suite comprising of shower cubicle, low flush wc, wash hand pedestal and window to the side elevation.

KITCHEN /DINER (16' 11" Max x 7' 11" Max) or (5.15m Max x 2.42m Max)

With a range of base and wall mounted units, electric hob, electric oven, sink, two windows and space for dining table.

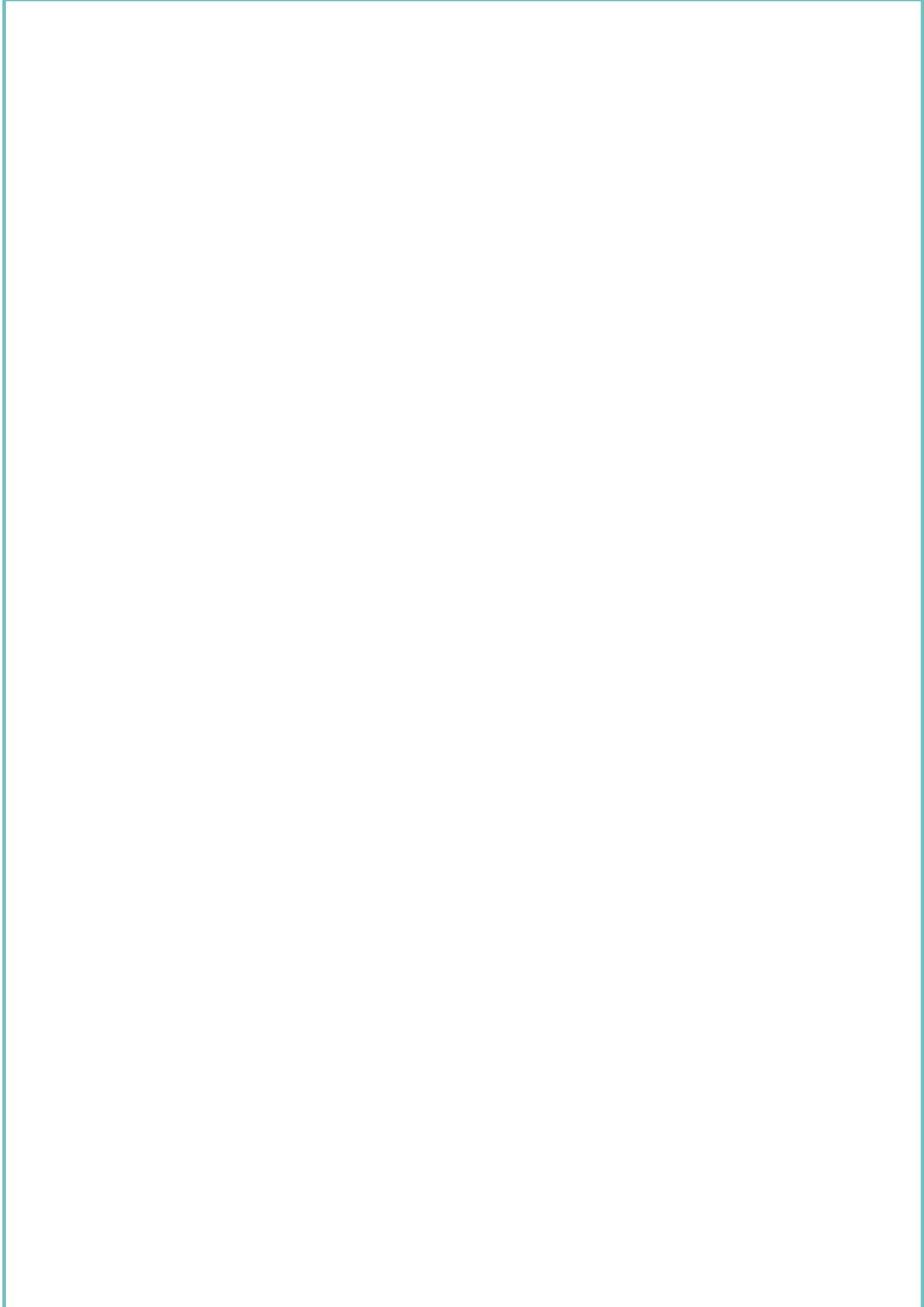
Lounge (15' 9" Max x 11' 7" Max) or (4.80m Max x 3.52m Max)

With door to rear garden and two windows.

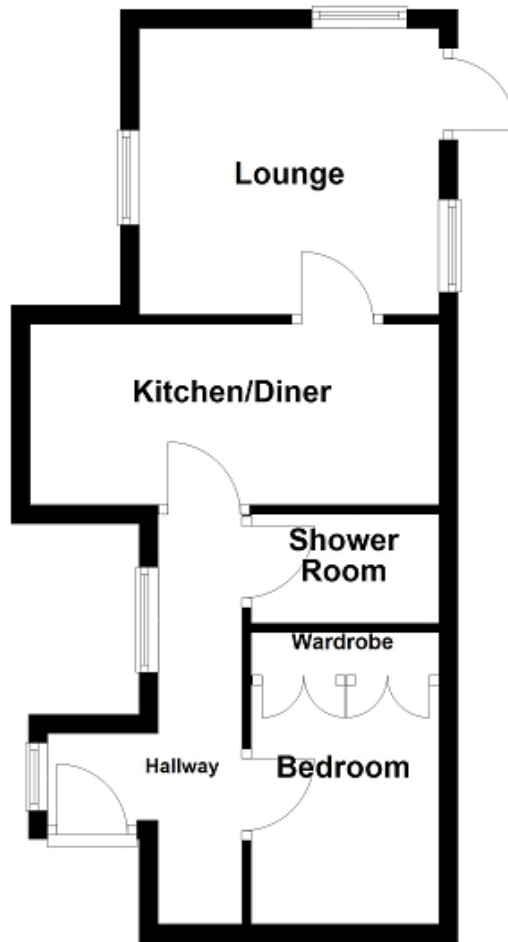
Outside

To the front of the property there is off road parking area. The private rear is garden is part lawn, patio, flower borders and has two stores.





Ground Floor



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

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

NOTE

THORP'S ESTATE AGENTS HAVE NOT TESTED THE HEATING SYSTEM OR ANY SERVICES IN THE PROPERTY AND THEREFORE RECOMMEND THAT ANY INTERESTED PURCHASER SATISFY THEMSELVES WITH REGARDS TO THE OPERATION AND CONDITION PRIOR TO ENTERING INTO A LEGAL COMMITMENT TO PURCHASE.



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