



# Thorps

## Residential Sales

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



Smartly Presented Park Home  
Off Road Parking  
Electric heating  
Cash Buyers Only



Good Size Plot  
Upvc Double Glazed  
One Bedroom  
Viewing Essential



**£130,000**

## Property Description

Very well presented one bedroom park home. Situated on a good size established plot, benefitting from electric heating, Upvc double glazed windows and off road parking.

The accommodation briefly comprises of kitchen, lounge, porch, shower room and bedroom.

**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 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.

**Lounge (12' 1" Max x 9' 1" Max) or (3.68m Max x 2.78m Max)**

With two windows, electric radiator and laminate floor.

**Kitchen (9' 1" Max x 6' 8" Max) or (2.77m Max x 2.03m Max)**

With a range of base and wall mounted units, electric cooker, plumbing for washing machine, sink, window and door to front elevation.

**Shower Room (4' 10" Max x 6' 6" Max) or (1.47m Max x 1.99m Max)**

With suite comprising of low flush wc, wash hand basin, shower cubicle, electric radiator and window.

**Bedroom 1 (10' 0" Max x 9' 2" Max) or (3.04m Max x 2.80m Max)**

With two windows, electric radiator and fitted wardrobes.

**REAR PORCH**

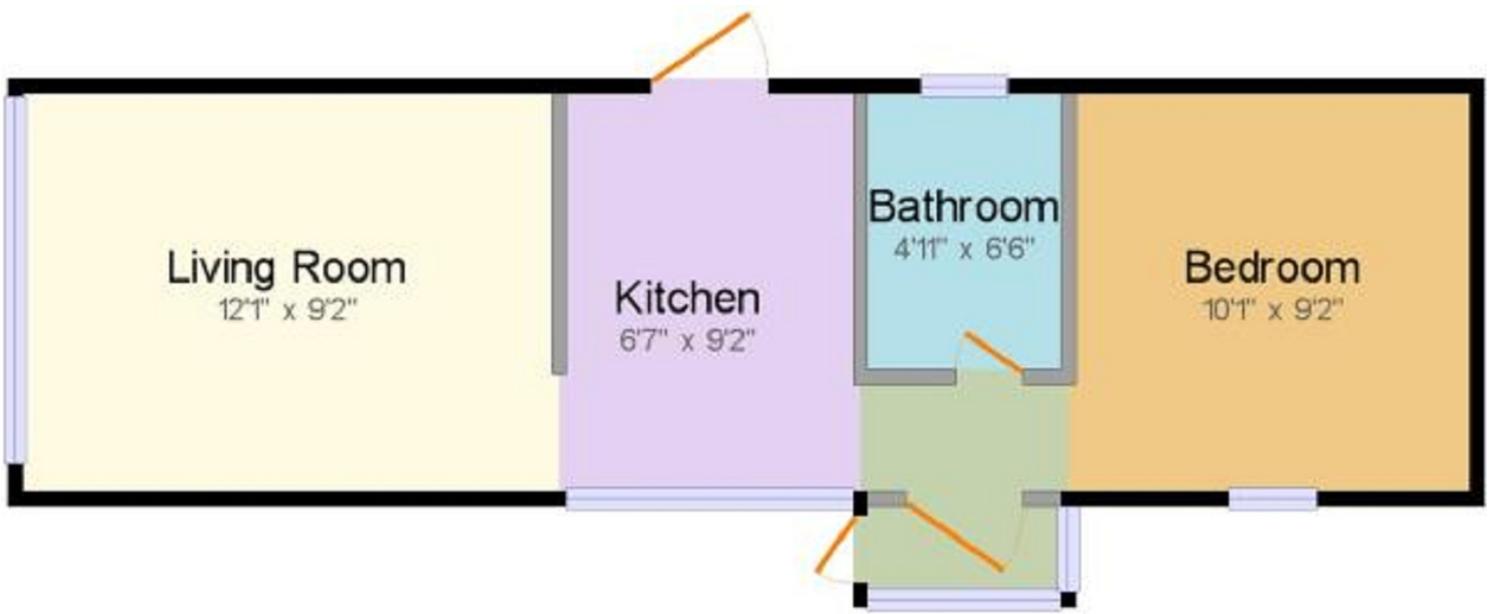
With door to rear garden.

**Outside**

The property sits on a nice size plot with off road parking, lawns, flower borders, greenhouse, outhouse, fence and hedge surround.







## Ground Floor

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

THORPS 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.



Thorps Residential Sales and Lettings  
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