



2 Rolleston Road, Billesdon, Leicester, LE7 9AA



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BOSLEY
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Property Description

An exciting opportunity to purchase an off plan 5 bedroom, 5 bathroom executive detached property with a build contract. The property is partially built and provides an amazing opportunity to add your own personal stamp with the choice of a bespoke kitchen and bathroom suites, fixtures and fittings.

The property stands on a substantial plot with an approx. 0.5 acre paddock to the rear aspect.

With the benefit of gas central heating and wet underfloor heating to the ground floor, the property currently has plans for an entrance hall, open plan kitchen dining room through to garden room, living room, study, utility, downstairs w.c and double garage.

To the first floor there are four bedrooms each with an ensuite, and option for either a family bathroom or walk in wardrobe/ dressing room.

To the second floor there is potential for a further bedroom with ensuite if chosen by the prospective purchaser.

The property is situated within the centre of the highly sought after East Leicestershire village of Billesdon which has a good range of village amenities including a local store and post office, public houses and restaurants, doctors' surgery, reputable primary school, leisure amenities at the Coplow Centre and fine parish church.





Key Features

- Off Plan Executive Detached Home
- 5 Bedrooms & 5 En Suites
- 10 Year ICW Building Warranty
- Approx. 0.5 Acre Paddock to Rear
- Highly Desirable Village Location

£1,100,000

EPC Rating - To be confirmed

Tenure - Freehold

Council Tax Band - New Build

Local Authority -
Harborough District Council

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