



Rolleston Road, Billesdon, Leicestershire, LE7 9AA

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Property Description

Beautifully Presented Four-Bedroom End Town House in the Heart of Billesdon (Approx. 1,665 sq. ft.)

Set in the highly desirable village of Billesdon, this stylish and spacious four-bedroom home offers the perfect balance of modern living, village charm and everyday convenience. Immaculately presented throughout and extending to approximately 1,665 square feet, it's ideal for families seeking space and style.

The heart of the house is the stunning open-plan lounge and dining area, designed for both relaxation and entertaining. The lounge features a wood-burning stove and rich wood flooring, while the light-filled dining space is enhanced by a striking roof lantern and bi-fold doors that open onto the garden, perfect for summer gatherings and family meals. The modern kitchen provides ample storage and workspace, complemented by a separate utility room and a handy downstairs W.C.

Upstairs are four well-proportioned bedrooms, including a generous main bedroom with an en-suite shower room. The remaining bedrooms are ideal for children, guests or a home office, all served by a sleek family shower room.

Outside, the property stands out with its generous plot, set well back from the road and featuring a large driveway with parking for multiple vehicles, an integral garage, and a low-maintenance rear garden.

Billesdon is a picturesque and thriving village surrounded by beautiful countryside, yet offers excellent convenience. There's a village shop, café, pub and well-regarded primary school all within walking distance. For commuters, Leicester, Market Harborough and Uppingham are easily accessible, with great road links via the A47 and A6, plus rail connections to London and Birmingham nearby.

This is a home that truly combines modern family comfort with the best of village living, beautifully finished, move-in ready, and located in one of Leicestershire's most sought-after rural community's.



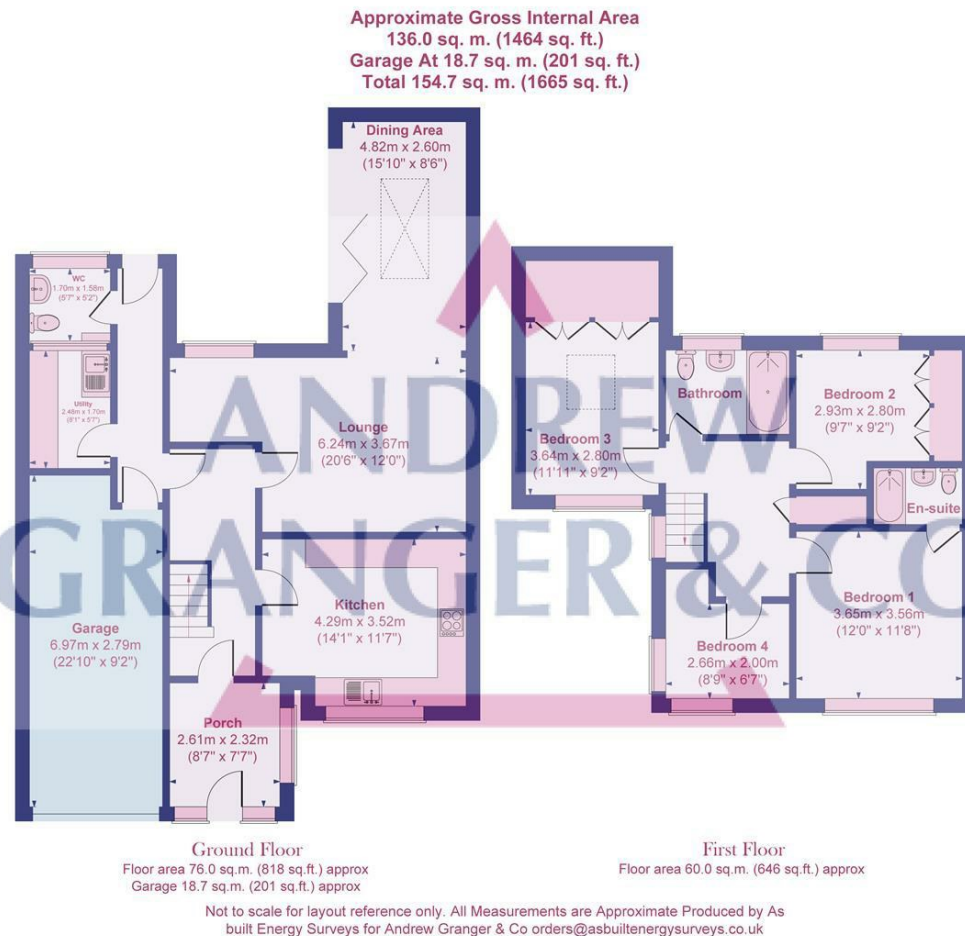


Key Features

- Stylish four bedroom family home in the heart of Billesdon
- Beautiful open plan lounge and dining space with roof light and bi fold doors
- Modern fitted kitchen with separate utility room and downstairs WC
- Spacious main bedroom with en suite shower room
- Contemporary family shower room and three further well-proportioned bedrooms
- Large private driveway set well back from the road, with parking for multiple vehicles
- Integral garage and enclosed low maintenance rear garden
- Highly sought after village location with shop, café, pub and primary school, excellent road and rail links nearby
- End Town House approximately 1,665 sq ft, ideal for families seeking space

**Offers Over
£475,000**





EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority
Harborough

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for the sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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