

22a Cross Street, Enderby LE19 4NJ

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NEST EGG
PROPERTIES

FLOOR PLAN

DIMENSIONS

Entrance hall

Kitchen

16'07 x 7'09 (5.05m x 2.36m)

Living Room

15'03 x 10'11 (4.65m x 3.33m)

Utility Room/ Study

15'11 x 5'11 (4.85m x 1.80m)

Bathroom

7'10 x 5'08 (2.39m x 1.73m)

Bedroom One

11'09 x 11'08 (3.58m x 3.56m)

Bedroom Two

11'06 x 9'02 (3.51m x 2.79m)

Bedroom Three

11'07 x 5'10 (3.53m x 1.78m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 22a Cross Street, Enderby, LE19 4NJ

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FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?

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Call us on 0116 2811 300 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

12 Rosebank Road, Countesthorpe, LE8 5QY

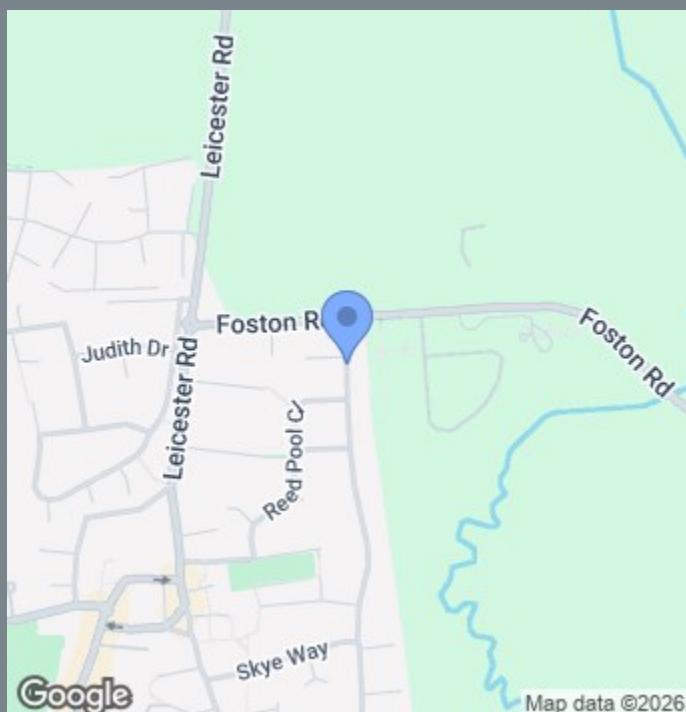
Offers Over £240,000

OVERVIEW

- Three bedroom Family Home
- Ample Driveway
- Modern Fitted Kitchen
- Private Rear Garden
- Utility Room / Study / Dining Room
- Great First Time Buy
- Local Amenities Close By
- EPC Rating - D
- Freehold Property
- Council Tax Band - B

LOCATION LOCATION....

Rosebank Road in Countesthorpe is a peaceful, residential street that offers a perfect balance of suburban tranquillity and convenient access to local amenities. The area is known for its friendly community atmosphere, with a mix of well-maintained homes and greenery that creates a welcoming environment for families and individuals alike. Countesthorpe itself is a charming village with a rich sense of history, offering excellent schools, local shops, and easy transport links to nearby towns and cities. With parks, nature reserves, and scenic countryside just a stone's throw away, residents enjoy a quiet yet connected lifestyle. Whether you're a first-time buyer, a growing family, or someone looking to downsize, Rosebank Road provides an ideal setting for all.



THE INSIDE STORY

This well-presented three-bedroom semi-detached home on Rosebank Road offers a fantastic opportunity for families or first-time buyers looking for a modern, move-in ready property. As you step inside, you'll find a welcoming entrance hall leading to a spacious kitchen, which was newly fitted in 2020. The kitchen is stylish and contemporary, featuring integral appliances, a breakfast bar, and plenty of storage and workspace for those who love to cook and entertain.

The living room is bright and airy, with sliding doors opening onto the rear garden, creating a seamless flow between indoor and outdoor living. A versatile utility room, currently used as a home office and utility space, offers excellent potential for conversion into a separate dining room, playroom, or additional living area to suit your needs. The ground floor also features a convenient downstairs bathroom.

Upstairs, you'll find three well-sized bedrooms. The master bedroom boasts two built-in cupboards for additional storage, while the second bedroom benefits from fitted wardrobes. The third bedroom is a single room.

The rear garden is a true highlight, with a sunny, secure, and private space. It features a paved patio area and a well-maintained mowed lawn, perfect for relaxing or outdoor entertaining. Not overlooked, it offers a peaceful retreat. To the front, the property has a neatly landscaped garden and a driveway providing off-road parking.

With its modern interiors, flexible living spaces, and great location, this property offers an excellent opportunity to create your ideal home. Don't miss the chance to view this charming semi-detached house!

