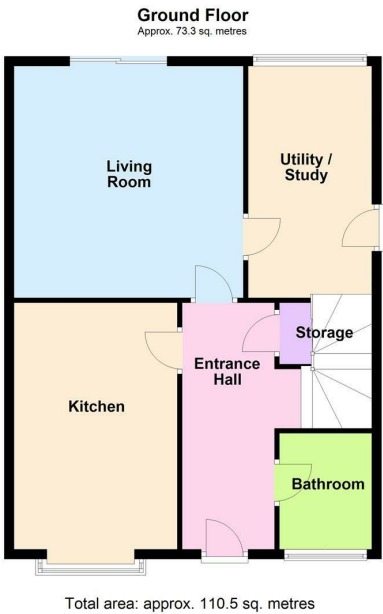


FLOOR PLAN

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)



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!*

