

## 15 Rolleston Road, Billesdon, LE7 9AA



### Offers Over £245,000

A great opportunity to acquire this neutrally presented home situated in the popular and convenient village of Billesdon, having excellent local amenities and easy access to major road and rail links close by. The property occupies a pleasant position set back from the road, with a generous front garden, two good sized reception rooms and two spacious double bedrooms! The accommodation briefly comprises: Entrance hall, lounge, dining room, kitchen, two bedrooms, bathroom and separate WC. Outside there is a large front garden, access to the rear via a shared passageway and a good sized rear garden and brick-built store. The property is an ideal FTB or investment with scope for adding value and is offered to market with NO CHAIN!

*Service without compromise*

## Entrance Hall

Accessed via opaque multi paned front door. Opaque leaded double-glazed window to front. Under-stairs storage cupboard. Radiator. Telephone point.

## Lounge 12'6" plus bay window x 11'9" (3.81m plus bay window x 3.58m)



Double-glazed bay window to rear. Stone open fireplace. Radiator. Television point.

## (Lounge Photo Two)



## Dining Room 10'5" x 10'0" (3.18m x 3.05m)



Double-glazed window to front. Built-in storage cupboard with louvre doors. Radiator. Doorway to kitchen.

## Kitchen 12'5" x 5'10" (3.78m x 1.78m)



Range of wall and base mounted units. Laminate worksurfaces with complementary splash-backs. Stainless steel one and a half sink and drainer. Plumbing for washing machine. Electric cooker. Double-glazed window to rear. Opaque double-glazed door to outside.

(Kitchen Photo Two)



## Stairs & Landing

Timber balustrade. Airing cupboard housing combination central heating boiler. Linen cupboard. Loft access. Doors to rooms.

Bedroom One 13'10" x 11'3" (4.22m x 3.43m)



Double-glazed window to rear. Fitted wardrobe. Radiator.

(Bedroom One Photo Two)

Bedroom Two 13'10" x 11'3" (4.22m x 3.43m)



Double-glazed window to front. Built-in wardrobe. Radiator.

(Bedroom Two Photo Two)



## Bathroom



Opaque double-glazed window. Tiled walls. Panelled bath with mixer shower fitment over. Pedestal wash hand basin. Radiator. Vinyl flooring. Complementary tiled splash-backs.

## WC



Low-level WC. Opaque double-glazed window.

## Front



Paved path. Lawned area. Hedging. Tarmac parking area for two vehicles.

## (Parking Area)



## Rear



Paved patio area. Lawned area. Greenhouse. Gated side access to front. Timber lap fencing. Brick workshop & utility store.



(Rear Photo Two)



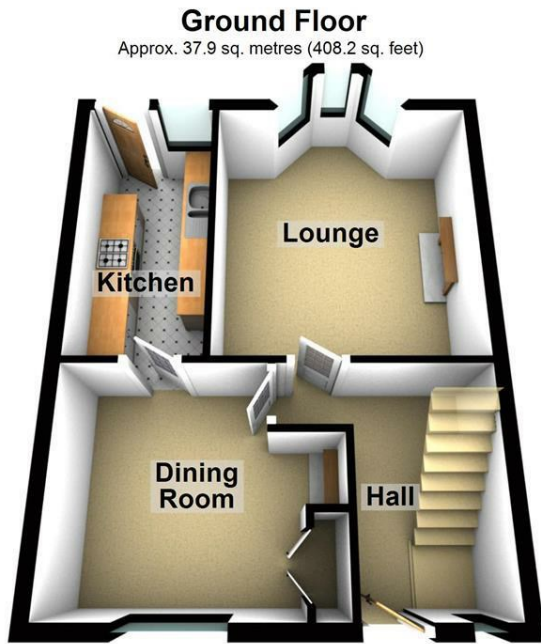
**Brick Workshop 10'2" x 6'6" (3.10m x 1.98m)**

Brick construction. Window.

**Utility Store 4'5" x 5'1" (1.35m x 1.55m)**

Power and light connected.

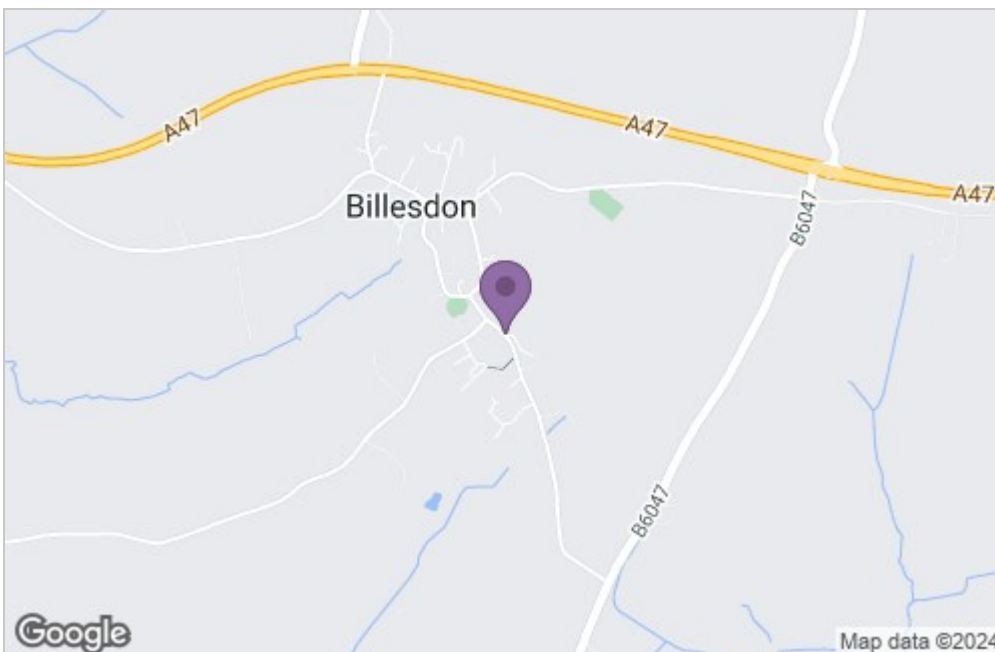
## Floor Plan



Total area: approx. 81.4 sq. metres (876.1 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

