



## Rosebank Road, Countesthorpe, Leicester, LE8 5QY

- DETACHED THREE BEDROOM HOME
- OPEN PLAN FITTED KITCHEN-DINER
- SOUGHT AFTER VILLAGE LOCATION
- SCOPE TO EXTEND
- WELL APPOINTED GARDEN
- SPACIOUS LIVING ROOM
- SEPARATE DINING ROOM AND CONSERVATORY
- DOUBLE TANDEM GARAGE AND DRIVEWAY
- MODERN SHOWER ROOM
- DOWNSTAIRS WC

**Asking Price £380,000**



# Rosebank Road, Countesthorpe, Leicester, LE8 5QY

## DESCRIPTION

Nestled in the charming Rosebank Road of Countesthorpe, Leicester, this detached house offers a perfect blend of comfort and potential. Boasting two reception rooms, three bedrooms, and a well-appointed bathroom, this property is ideal for families looking for a new home.

The spacious living room provides a warm and inviting space for relaxation, while the open-plan fitted kitchen diner is perfect for hosting family meals and entertaining guests. Additionally, the separate dining room leading to the conservatory offers a lovely spot to enjoy the natural light and views of the outdoors.

The rear garden has a well stocked range of mature plants and flower beds with a lawn and patio paved seating area.

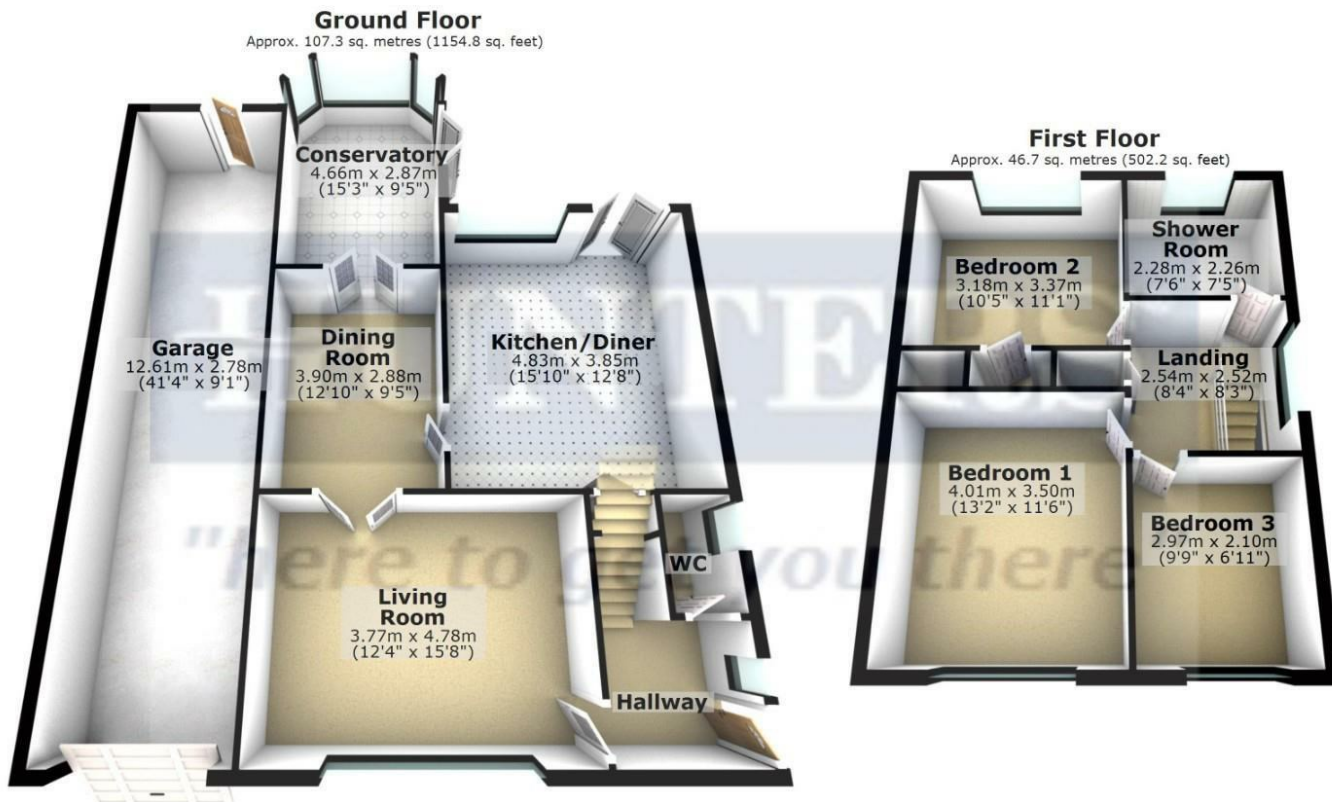
Parking will never be an issue with the generous block paved driveway, and the double tandem garage provides ample storage space or the opportunity for a workshop. The property also presents an exciting opportunity for expansion, with scope to extend and tailor the space to your needs and desires.

Don't miss out on the chance to make this house your home and create lasting memories in this wonderful property in Countesthorpe.

This immaculately presented home benefits from gas central heating and double glazing and to find out more, contact your local Hunters estate agents Wigston to arrange your viewing.







Total area: approx. 153.9 sq. metres (1656.9 sq. feet)

HUNTERS ESTATE AGENTS WIGSTON While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms or any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purpose only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

### Viewings

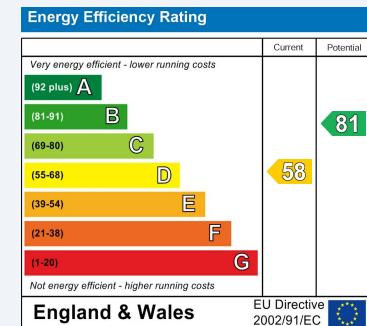
Please contact [wigston@hunters.com](mailto:wigston@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

