

FLOOR PLAN

DIMENSIONS

- Porch**
- Living Room**  
14'6 x 17'1 (4.42m x 5.21m)
- Lounge**  
11'10 x 17'1 (3.61m x 5.21m)
- Dining Kitchen**  
15'1 x 11'6 (4.60m x 3.51m)
- Utility Room**  
6'9 x 13'10 (2.06m x 4.22m)
- Wet Room**  
6'3 x 7'11 (1.91m x 2.41m)
- Home Office/Bedroom Five**  
15'1 x 10'2 (4.60m x 3.10m)
- Bedroom One**  
14'11 x 10'3 (4.55m x 3.12m)
- Dressing Room/Nursery**  
14'11 x 11'3 (4.55m x 3.43m)
- Bedroom Two**  
12'2 x 11'10 (3.71m x 3.61m)
- Bedroom Three**  
12'6 x 9'7 (3.81m x 2.92m)
- Bedroom Four**  
7'10 x 6'3 (2.39m x 1.91m)
- Bathroom**  
6'10 x 12'4 (2.08m x 3.76m)

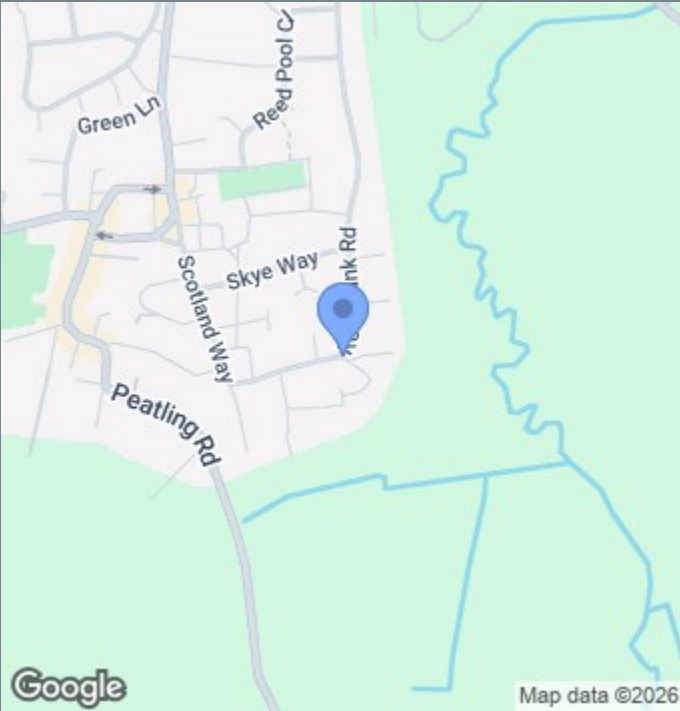


# OVERVIEW

- Beautiful Extended Family Home
- Great Location
- Porch & Living Room
- Lounge & Dining Kitchen
- Utility & Home Office/Bedroom Five
- Downstairs Wet Room
- Four Bedrooms & Dressing Room/Nursery
- Family Bathroom
- Driveway & Garden
- EER - D, Freehold, Tax - C

# LOCATION LOCATION....

Rosebank Road enjoys a lovely position within the highly sought-after village of Countesthorpe, a thriving community that perfectly combines village charm with excellent everyday convenience. The village offers a fantastic selection of local shops, caf  s, pubs, supermarkets & independent businesses, ensuring everything you need is close to hand, while nearby Blaby, Fosse Park & Leicester city centre provide an even wider choice of shopping, dining & leisure facilities. Families are particularly well catered for with a choice of well-regarded schools, parks, sports clubs & community groups, all contributing to the friendly atmosphere that makes Countesthorpe such a desirable place to live. Nature lovers will appreciate the nearby Countesthorpe Country Park, open countryside & network of footpaths, offering wonderful opportunities for walking, cycling & enjoying the outdoors. Commuters are equally well served, with excellent access to Leicester city centre, the A426, M1, M69 & surrounding road networks, alongside regular bus services connecting the village to neighbouring towns & villages. Offering the perfect balance of community spirit, green open spaces & superb connectivity, Rosebank Road is a wonderful place to call home.



# THE INSIDE STORY

Set within the ever-popular village of Countesthorpe, this fantastic family home has been thoughtfully extended & beautifully improved by the current owners to create a spacious & incredibly versatile property that can easily adapt to modern family life. Whether you're looking for generous living space, room to work from home or accommodation for multi-generational living, this wonderful home offers it all. The spacious living room provides a wonderful place to relax at the end of the day before flowing effortlessly into the lounge with patio doors opening onto the garden, creating the perfect setting for family gatherings, entertaining friends or simply enjoying the outlook. The heart of the home is the impressive dining kitchen, fitted with a generous range of contemporary wall & base units, ample work surface space & integrated appliances including a NEFF double oven, gas hob with extractor hood, Hisense fridge/freezer & dishwasher. There is plenty of room for a dining table, making it an ideal space for everyday family meals or hosting guests. Just off the kitchen is a useful utility room with additional storage, space for laundry appliances & its own external access. Adding to the flexibility of the accommodation is a stylish ground floor wet room together with a further reception room, currently used as a home office but equally suited as a fifth bedroom, playroom or hobby room depending on your family's needs. Upstairs, the landing leads to four generous bedrooms. The principal bedroom enjoys the added luxury of an adjoining dressing room, which could easily be utilised as a nursery, home office or even a fifth bedroom if required. A modern family bathroom completes the first floor. The enclosed rear garden has been designed with both relaxation & entertaining in mind, offering two separate patio areas, one perfectly positioned for a hot tub, along with plenty of space to enjoy the sunshine throughout the day.

