



4a Foston Road, Countesthorpe, Leicestershire, LE8 5QP
£220,000

**ANDREW
GRANGER & CO**

Part of

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

4a Foston Road

Countesthorpe, Leicester

Renovated 3-bed detached home in Countesthorpe with open-plan living, en-suite to main bedroom, private garden, and peaceful set-back position. Ideal for modern family life.

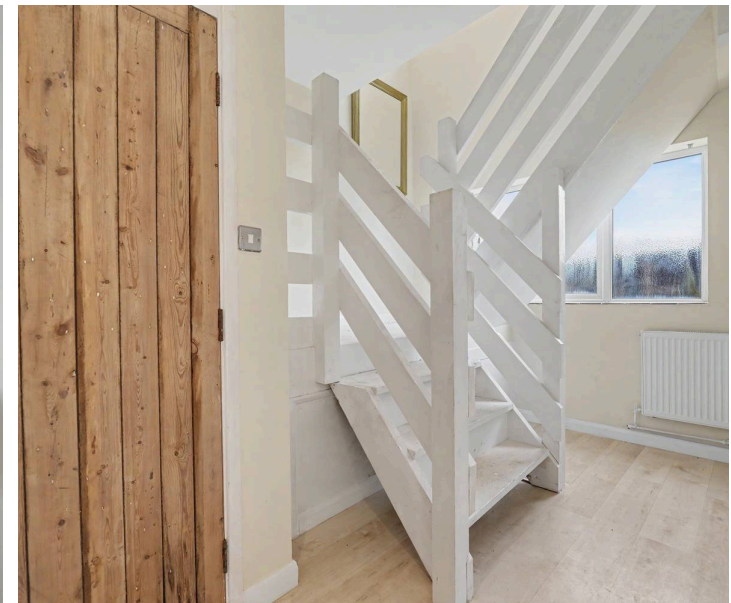
Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

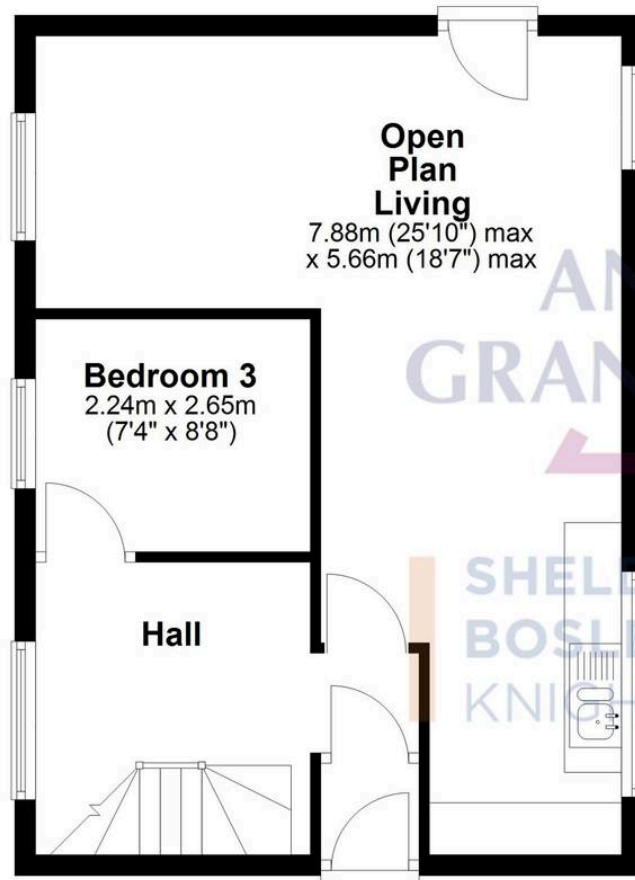
- Chain Free, Recently modernised and with a new Gas Boiler
- Sought-after Countesthorpe village location
- Spacious open-plan living and dining area
- Principal bedroom with modern en-suite
- Private rear garden (not overlooked)
- Set back from the road for added privacy
- Versatile third bedroom / home office
- Move-in ready, ideal for first-time buyers or families





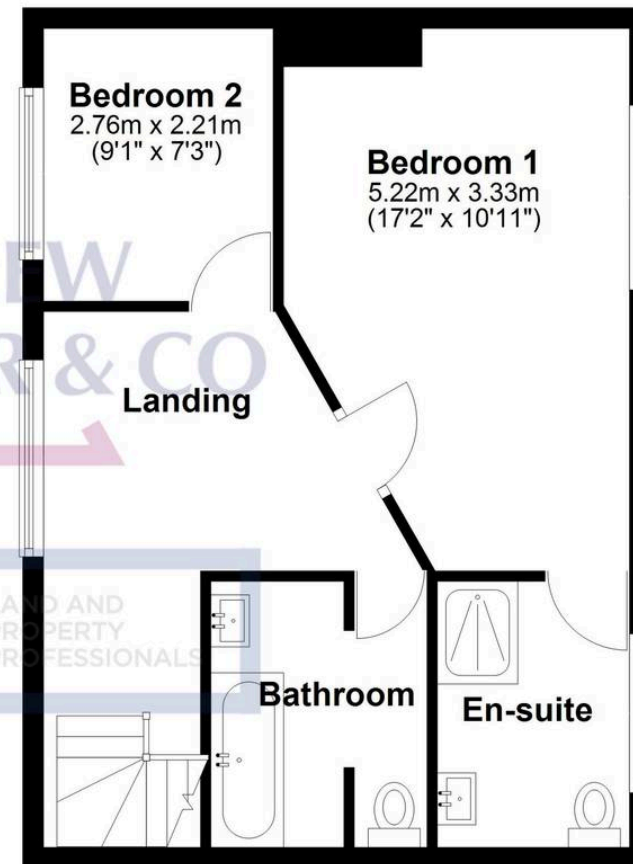
Ground Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.8 sq. feet)



Total area: approx. 89.8 sq. metres (967.1 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

41c The Parade, Oadby, Leicester, LE2 5BB

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Disclaimer:

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:

Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.