



23 Rolleston Road, Billesdon

Offers in Region of **£475,000**



23 Rolleston Road

Billesdon, Leicester

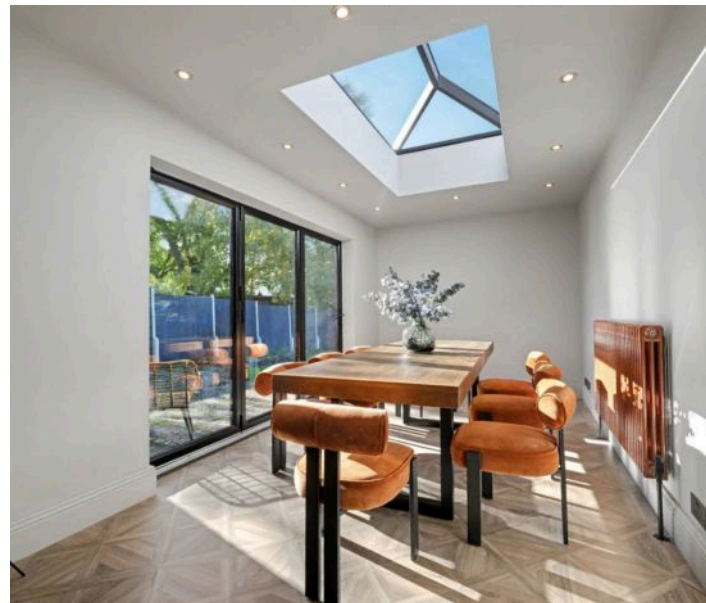
Stylish four-bedroom end townhouse in Billesdon. Open-plan living, wood stove, en-suite, garage, parking, garden. Walk to village amenities. Easy access to Leicester and transport links. Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- Stylish four bedroom family home in the heart of Billesdon
- Beautiful open plan lounge and dining space with roof light and bi fold doors
- Modern fitted kitchen with separate utility room and downstairs WC
- Spacious main bedroom with en suite shower room
- Contemporary family shower room and three further well-proportioned bedrooms
- Large private driveway set well back from the road, with parking for multiple vehicles
- Integral garage and enclosed low maintenance rear garden
- Highly sought after village location with shop, café, pub and primary school, excellent road and rail links nearby
- End Town House approximately 1,665 sq ft, ideal for families seeking space





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Billesdon, Leicester

Beautifully Presented Four-Bedroom End Town House in the Heart of Billesdon (Approx. 1,665 sq. ft.)

Set in the highly desirable village of Billesdon, this stylish and spacious four-bedroom home offers the perfect balance of modern living, village charm and everyday convenience. Immaculately presented throughout and extending to approximately 1,665 square feet, it's ideal for families seeking space and style.

The heart of the house is the stunning open-plan lounge and dining area, designed for both relaxation and entertaining. The lounge features a wood-burning stove and rich wood flooring, while the light-filled dining space is enhanced by a striking roof lantern and bi-fold doors that open onto the garden, perfect for summer gatherings and family meals. The modern kitchen provides ample storage and workspace, complemented by a separate utility room and a handy downstairs W.C.

Upstairs are four well-proportioned bedrooms, including a generous main bedroom with an en-suite shower room. The remaining bedrooms are ideal for children, guests or a home office, all served by a sleek family shower room.





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Outside, the property stands out with its generous plot, set well back from the road and featuring a large driveway with parking for multiple vehicles, an integral garage, and a low-maintenance rear garden.

Billesdon is a picturesque and thriving village surrounded by beautiful countryside, yet offers excellent convenience. There's a village shop, café, pub and well-regarded primary school all within walking distance. For commuters, Leicester, Market Harborough and Uppingham are easily accessible, with great road links via the A47 and A6, plus rail connections to London and Birmingham nearby.

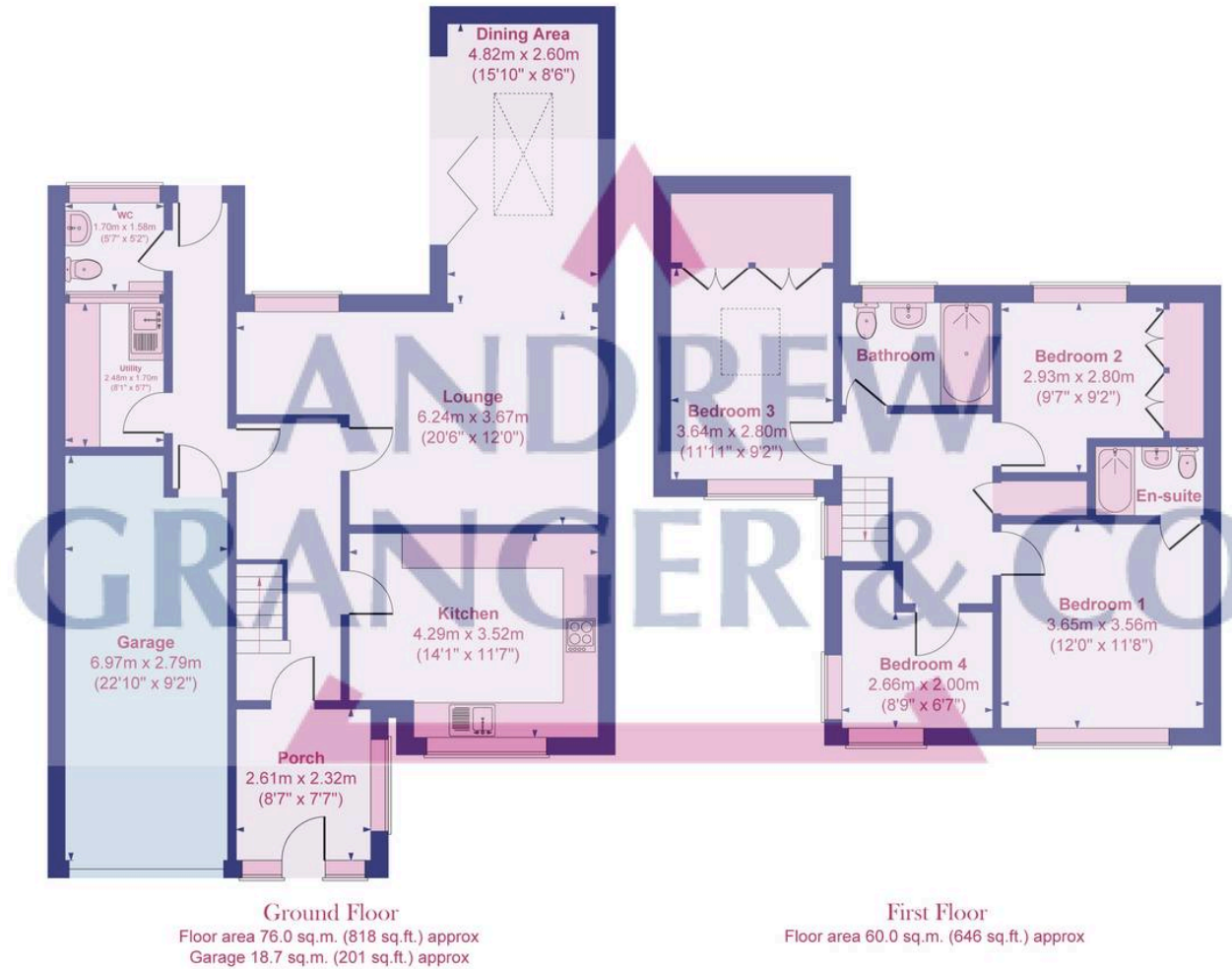
This is a home that truly combines modern family comfort with the best of village living, beautifully finished, move-in ready, and located in one of Leicestershire's most sought-after rural community's.







Approximate Gross Internal Area
 136.0 sq. m. (1464 sq. ft.)
 Garage At 18.7 sq. m. (201 sq. ft.)
 Total 154.7 sq. m. (1665 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

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