



**4a Foston Road, Countesthorpe, Leicester, LE8 5QP**  
**£240,000**

**ANDREW  
GRANGER & CO**

Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS

## 4a Foston Road

Countesthorpe, Leicester, LE8 5QP

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

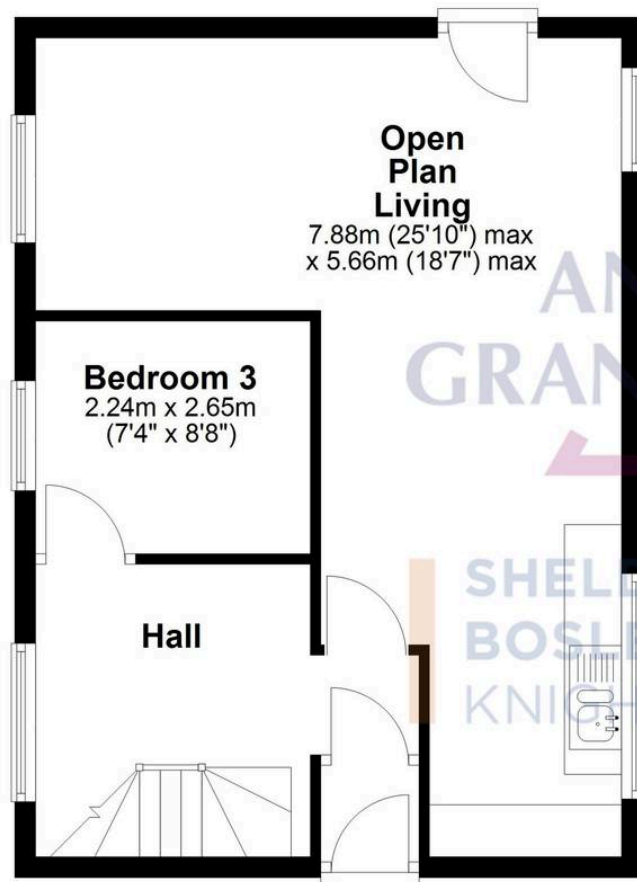
- Chain Free, Recently modernised and with a new Gas Boiler
- Sought-after Countesthorpe village location
- Spacious open-plan living and dining area
- Principal bedroom with modern en-suite
- Private rear garden (not overlooked)
- Set back from the road for added privacy
- Versatile third bedroom /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





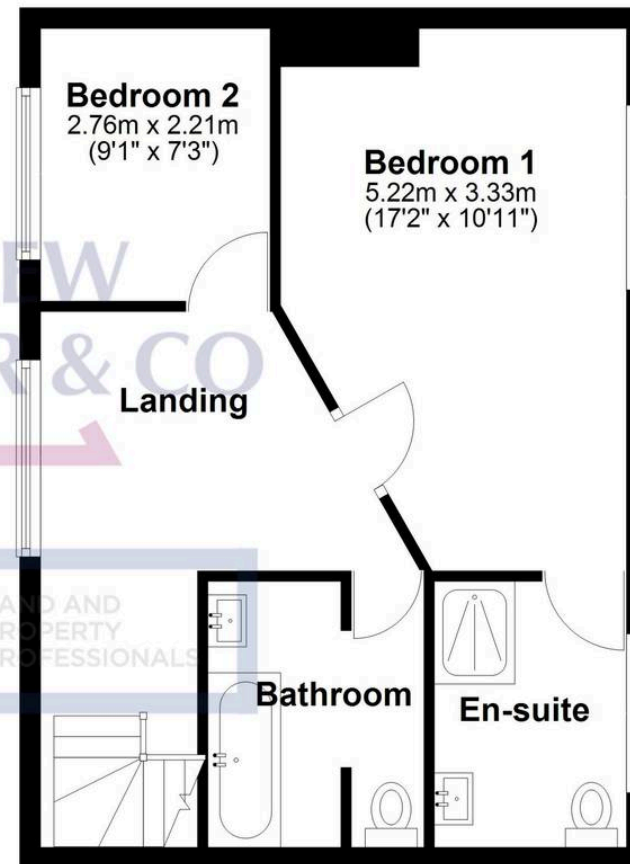
## Ground Floor

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)

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These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.