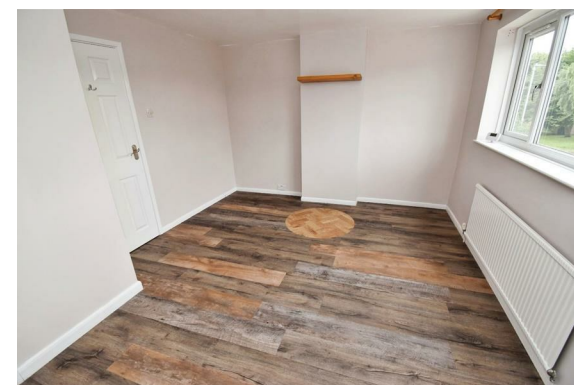




Rosebank Road, Countesthorpe, Leicester, LE8 5QY

- Offered to market with no upward chain
- Countesthorpe village location
- Living room
- Enclosed garden and patio
- Local shops, schools, countryside and amenities
- Three bedroom semi-detached home
- Open plan kitchen-diner
- Modern shower room
- Garage and driveway

Offers Over £250,000



Rosebank Road, Countesthorpe, Leicester, LE8 5QY

DESCRIPTION

Nestled within the charming village of Countesthorpe you will find this semi-detached house on Rosebank Road, which offers a perfect blend of village tranquillity and city convenience. Boasting three bedrooms, a bright and airy living room, an open plan fitted kitchen-diner and a well-appointed bathroom, this property is ideal for families or those seeking a peaceful retreat.

One of the standout features of this lovely home is the ample parking space for up to three vehicles, ensuring convenience for you and your guests. The village location provides a serene atmosphere, with the local countryside just a stone's throw away, perfect for leisurely strolls or picnics on sunny days.

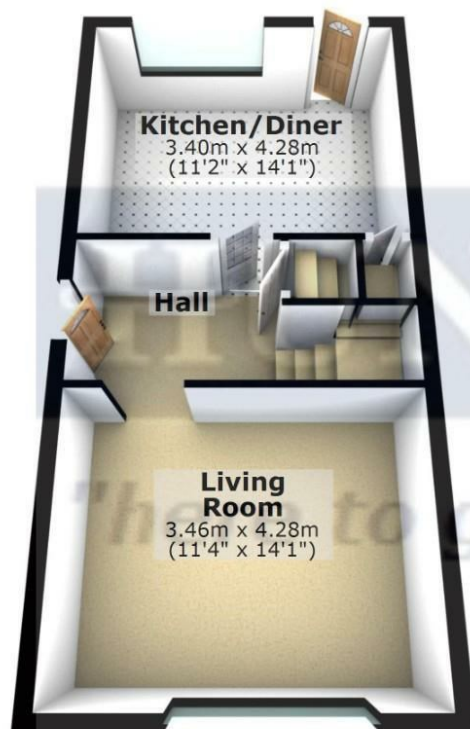
For those who need to commute, the property offers excellent access to the city and motorways, making travel a breeze. Additionally, the house is being offered to the market with no upward chain, streamlining the buying process for potential homeowners.

If you're captivated by the idea of living in a sought after village setting, contact your local Hunters estate agents in Wigston today to schedule a viewing.

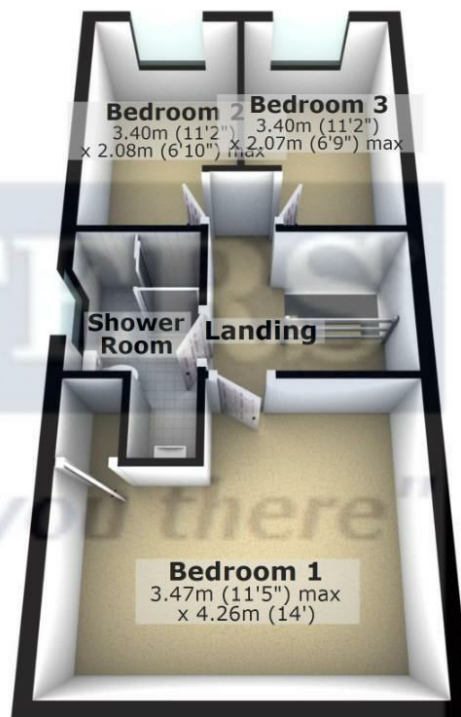




Ground Floor



First Floor



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, 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.