



HALYWELL NOOK, ROTHLEY  
OFFERS OVER £425,000



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Welcome to Halywell Nook in Rothley, an impressive four-bedroom detached home tucked away in a tranquil cul-de-sac. This property is ideal for a growing family, offering ample space and numerous features. With four generously sized bedrooms, two reception rooms, a spacious conservatory, an ensuite bathroom, and a downstairs WC, you'll discover plenty of room for your entire family. Nestled within the Kiln Garth Estate, this home provides convenient access to two local parks, amenities in both Rothley and Mountsorrel, and the A6 dual carriageway, which leads to Loughborough or Leicester. Don't miss out on this fantastic opportunity to make this delightful property your family's retreat.



Upon entering through the front door, you'll be greeted by stylish herringbone Karndean flooring that extends into the downstairs WC. The entrance hall is bright and spacious, offering ample room for coats, shoes, and shopping. The ground floor features a dining room with space for six to eight people, adorned with tasteful wall coverings and a bay window that bathes the room in natural light.

Adjacent to the dining room, you'll find the well-appointed kitchen, boasting plenty of workspace and storage, essential for a family home. The kitchen features cream shake-style units with silver handles, a four-burner gas hob, double integral oven, space for a washing machine, under-cabinet lighting, and a side door leading outside.







Continuing on the ground floor is the generously sized lounge, which includes an electric fireplace, plush carpeting, tasteful wall coverings, and folding doors leading into the expansive conservatory, creating a spacious family living area. The conservatory is uniquely shaped and generously sized, equipped with its own heating, making it a versatile space for year-round use.

Upstairs, you'll find four bedrooms, a family bathroom, and an ensuite. The three largest rooms are all spacious doubles, while the fourth is slightly smaller

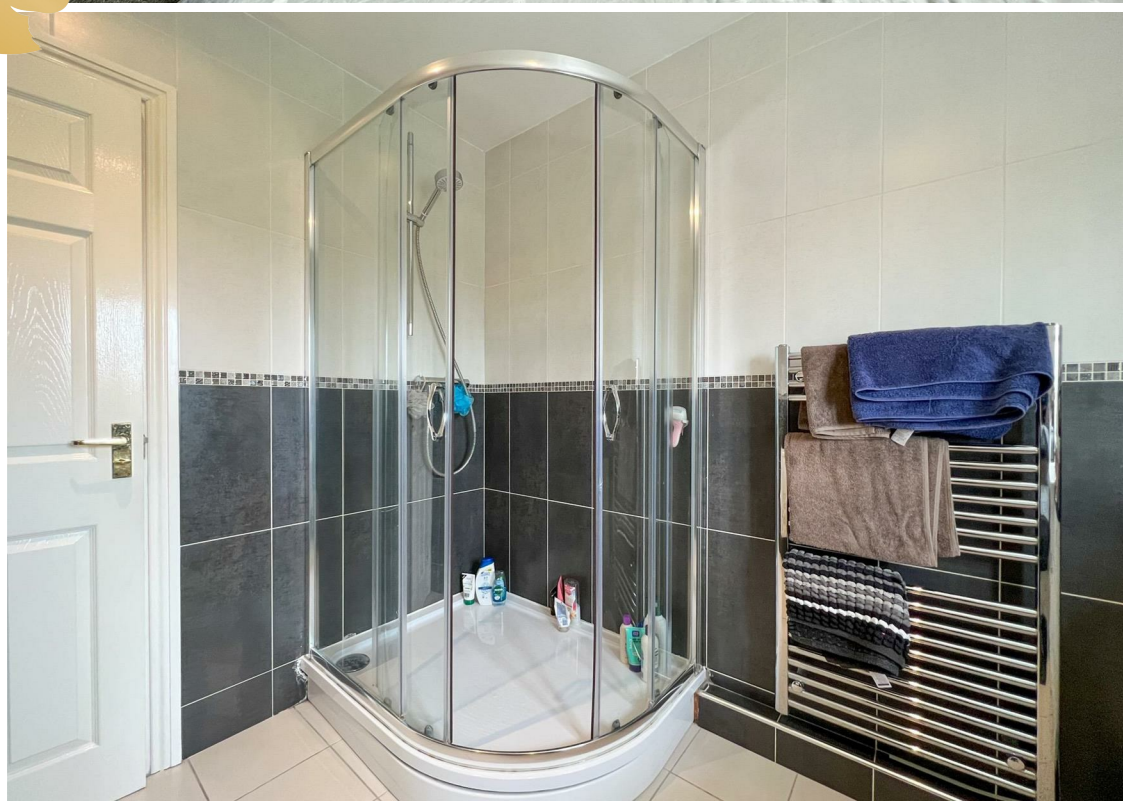






and suitable for a child's room, office, or walk-in wardrobe. The family bathroom is bright and spacious, featuring a corner shower cubicle and a toilet/basin vanity unit spanning the width of the room. The master bedroom, situated at the front of the property, boasts fitted wardrobes and its modern ensuite, which uncommonly includes a bath and shower.

Outside the front of the property, a large driveway provides access to the integral garage, and a gate leads down the side of the property to the rear garden. The current owners have thoughtfully landscaped the garden to create a wood-chipped play area, adding to the family-friendly appeal of the home. Additionally, you'll find a patio seating area, a well-maintained lawn, and a shed discreetly tucked away on the lower level of the garden.











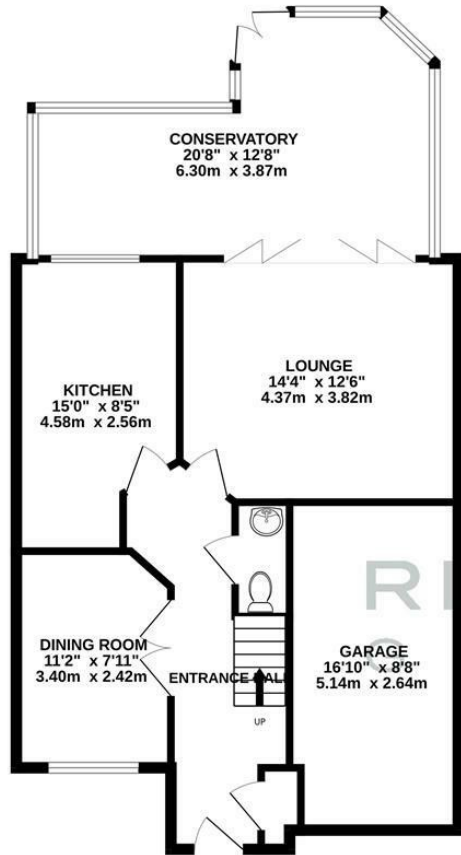


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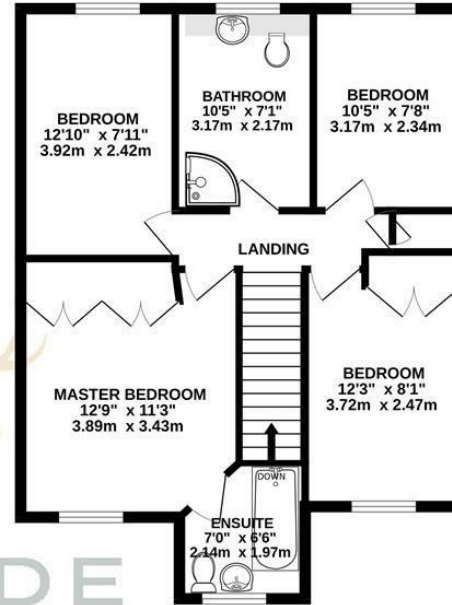


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR  
852 sq.ft. (79.1 sq.m.) approx.



1ST FLOOR  
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes 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.

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