



OFFERS OVER £325,000
KILN GARTH, ROTHLEY,

REZIDE
GROUP





Welcome to this generously sized and spacious detached home, offering a wealth of space and comfort for modern family living. With three double bedrooms, two reception rooms, and a generous kitchen, this property provides everything you need for a comfortable lifestyle. The property is available for purchase with NO CHAIN and is an excellent opportunity for a growing family due to its excellent local amenities and schooling.



Nestled within the highly regarded Charnwood village of Rothley, this well-presented three-bedroom detached home is a true gem. Positioned in a peaceful cul-de-sac, this property has been thoughtfully adapted on the ground floor to maximize living space, making it an ideal family home. A viewing is a must to fully appreciate the size and quality of accommodation this residence has to offer. Rothley is a sought-after village, conveniently located just south of Loughborough and providing easy access to the A6, which offers a direct route to Leicester. The village boasts its own local amenities and is home to a highly regarded school, making it a desirable place to call home.

Upon entering the property through the spacious entrance hallway, you'll find access to all ground floor accommodation. The Lounge/Diner is generously sized and provides ample space for







relaxation and entertaining. It features a charming gas fireplace that serves as a focal point, and French doors that open onto the garden room. The garden room is a delightful addition to the property, with windows on all sides offering picturesque views of the rear garden, as well as French double doors that open to the outdoors. Adding to the living space, there is a versatile study/playroom with a front aspect. The Kitchen has been thoughtfully re-fitted and boasts a range of wall and base units, along with several integrated appliances including a dishwasher, washing machine, fridge/freezer, and oven and hob. Completing the ground floor accommodation is a convenient w/c and cloakroom.

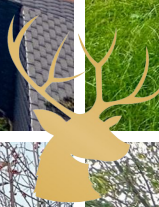




Heading to the first floor, you'll discover three well-proportioned bedrooms, including the master bedroom with an en-suite, as well as the family bathroom. The master bedroom is equipped with fitted wardrobes and features a modern refitted shower room with a shower cubicle, WC, and pedestal wash basin.

Outside, the property enjoys a tucked-away position, with off-road parking at the front, allowing for cars to be parked side by side. The rear garden is mainly laid to lawn, providing a spacious area for outdoor activities, and there's a patio area that creates a great space for the entire family to enjoy. This spacious detached home in Rothley offers the perfect blend of modern comfort and family-friendly features, making it a great place to call home.





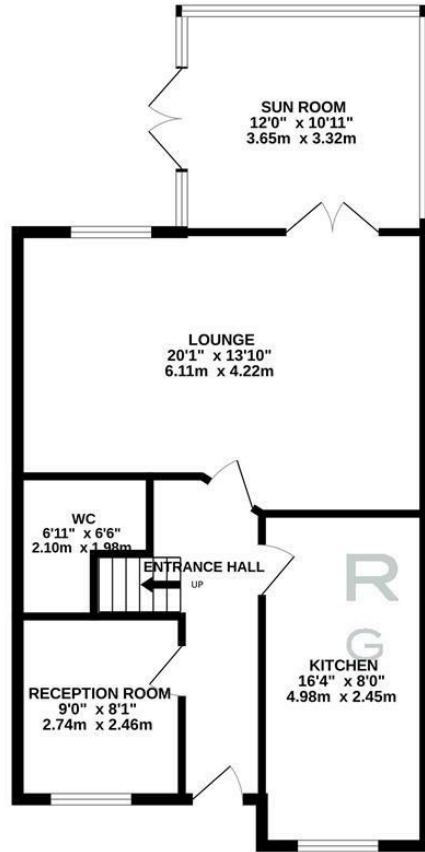


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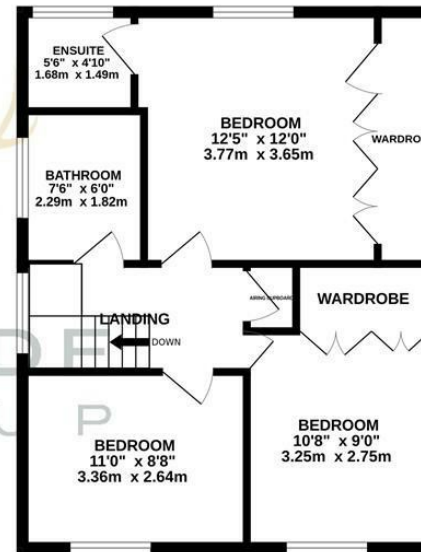


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
708 sq.ft. (65.7 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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