



PRICE GUIDE £425,000  
WOODGATE, ROTHLEY, LEICESTER







Reside are delighted to welcome to the market this unique detached residence in a highly sought after Charnwood village location. This property has been totally renovated and improved by the current owner, the works even include a loft conversion which has added a generous bedroom with upstairs bathroom. This home is a rare opportunity to acquire a totally modernised home within the heart of the village of Rothley.





As you approach this home via Woodgate, you will instantly notice its elevated position and curb appeal. The home enjoys privacy, with it being set back from the road, however, still provides convenience and access to the centre of the village within a few moments' walk. Enter via glazed door into the welcoming entrance hallway. The initial portion of the hallway has been thoughtfully tiled with a timber effect porcelain tile, beyond this, you will find the original timber strip flooring within the central hallway. There are two windows to the side elevation, access to a storage cupboard and doors communicating to all downstairs accommodation. You will find the lounge at the front of the property; a bright and airy lounge enjoys an attractive bay window to the front elevation. A striking feature of the lounge is the log burning stove, it is a charming addition to this cosy space helping you keep warm in the winter months.











Back to the hallway and on the left, you will find a contemporary shower room, with low level flush, Pedestal wash hand basin and double walk-in shower unit with glazed enclosure. Across the hallway you will find a generous double bedroom which is conveniently located for us of the shower room facilities. The bedroom has plenty of room for a large double bed and storage wardrobes and features a double-glazed window to the side elevation. At the end of the hallway there is access to a further reception room, this is currently in use as a formal dining space which is ideal as it is located just next door to the living kitchen. There is a large picture window at the rear overlooking the garden and a glazed door allowing external access onto the patio.











The refitted breakfast kitchen is a beautiful addition to this immaculately presented property. It features a bespoke solid wood kitchen which offers a range of wall and base level storage units with marbled quartz worksurfaces over, a FRANKE Belfast sink with Quooker hot water tap. The kitchen has an eye level oven with microwave oven above. There are French doors leading out onto the rear patio, as well as stairs rising to the first floor.

The first floor has been converted to a generous bedroom with a contemporary ensuite bathroom. The ensuite comprises, a fitted bath, low level flush W.C, pedestal wash hand basin. The bedroom









enjoys Velux lights in the ceiling and an attractive picture window overlooking the rear gardens.

The property occupies a surprisingly generous plot considering the fact it is so close to the village centre and amenities. The property has ample off road parking to the front as well as access to the single garage. The front garden is planted with mature shrubs and trees and is enclosed by a granite retaining wall. There is access from front to rear via a side gate. The rear gardens have been beautifully maintained and planted with mature shrubs and trees. The garden features three main tiers, the initial patio area which connect to the house at ground level, where you will find an out store and generous patio.



















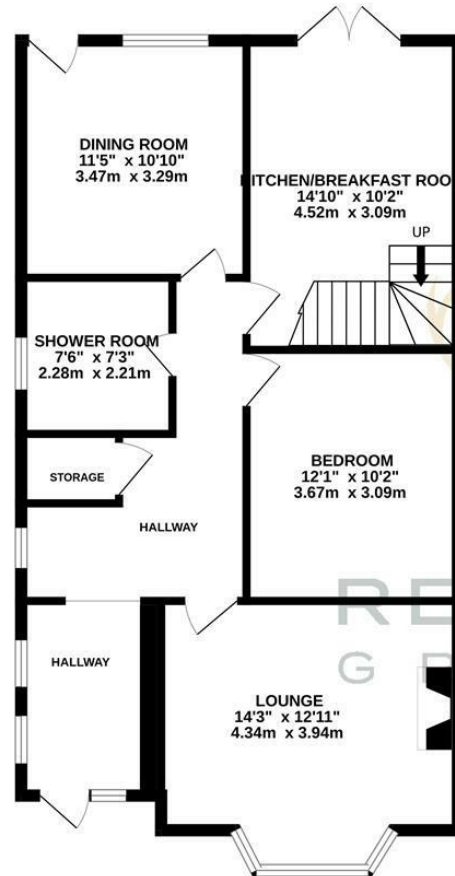
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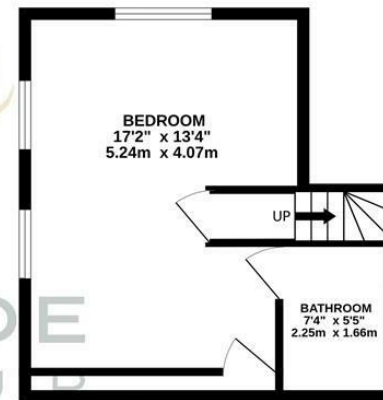
PLOT PLAN FOR GUIDANCE ONLY



GROUND FLOOR  
781 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 1068 sq.ft. (99.2 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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