



 **2**
Bedrooms

 **1**
Bathroom



Kings are pleased to present this two-bedroom semi-detached cottage located on Rookery Lane in the Thurmaston area. This property can be found off Melton Road placing it within close proximity to a number of local amenities including local shops, pharmacies, GPs, supermarkets (ASDA, Sainsbury's and Costco), schools and major access roads including Humberstone Lane and Newark Road. This property brings a comfy feel to it whilst maintaining a spacious layout with the ground floor consisting of the living room and kitchen/diner, and the first floor consisting of two bedrooms and the family bathroom.

This property is an ideal first home for a small family and is available by appointment only. Call Kings now 0116 352 7012!!!

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Before entering the main body of the property, you initially make your way through a small porch area before entering the living room. The living room stretches the front of the property and has recently been renovated, these works bring a modern feel to the home consisting of hardwood flooring, double-glazed windows, wall mounted radiators and access to the stairway leading up to the first floor and the kitchen/diner to the rear. The kitchen/diner stretches the rear of the property and has also recently been renovated with a newly fitted kitchen consisting of fitted worktops and storage cupboards, integrated appliances, rear garden access and enough room for a dining table, perfect for hosting guests or the end of day wind down.

As you ascend the stairway onto the first floor you are introduced to a small landing area providing access to two bedrooms and the family bathroom. Bedroom one is the master bedroom in the property offering a cozy yet modern feel to it consisting of carpeted flooring, integrated wardrobe/storage space, a front facing double-glazed window and wall mounted radiators. Bedroom two is a small double bedroom consisting of ample storage space, carpeted flooring, double-glazed window and a wall mounted radiator. The family bathroom has been newly fitted boasting a three-piece layout consisting of tiling throughout, a shower, sink and toilet.

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Property Info

Ground Floor

Living Room: 4.45m x 4.41m (14'7" x 14'6") – spacious living area located at the front of the property consisting of hardwood flooring, double-glazed windows, wall mounted radiator and access to the stairway leading onto the first floor and kitchen to the rear.

Kitchen/Diner: 2.78m x 4.10m (9'1" x 13'5") – accessed via the living room consisting of hardwood flooring, fitted worktops and storage cupboards, integrated appliances, rear facing double-glazed windows and rear garden access.

First Floor

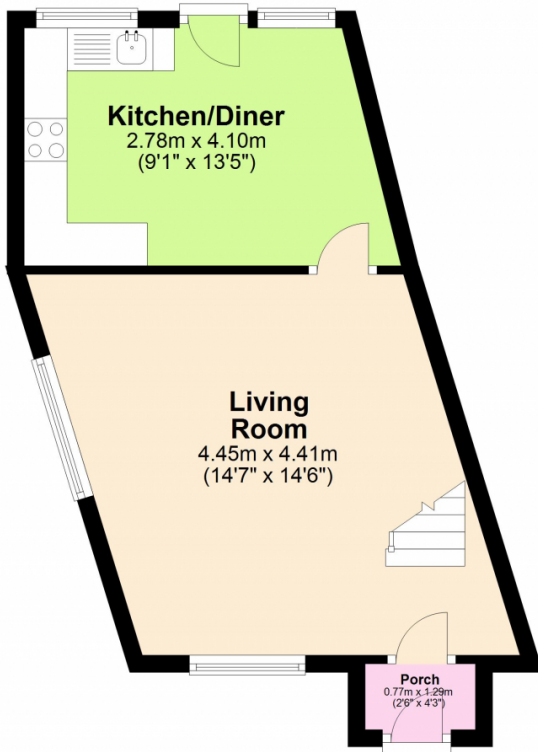
Bedroom One: 4.22m x 3.46m (13'10" x 11'4") – double bedroom located at the front of the property consisting of carpeted flooring, wall mounted radiator, a front facing double-glazed window and integrated wardrobe/storage space.

Bedroom Two: 3.01m x 2.50m (9'11" x 8'2") – double bedroom located at the rear of the property consisting of carpeted flooring, ample storage space, a side facing double-glazed window and wall mounted radiator.

Bathroom: 2.01m x 2.11m (6'7" x 6'11") – located at the rear of the property consisting of tiling throughout, a shower, sink and toilet.

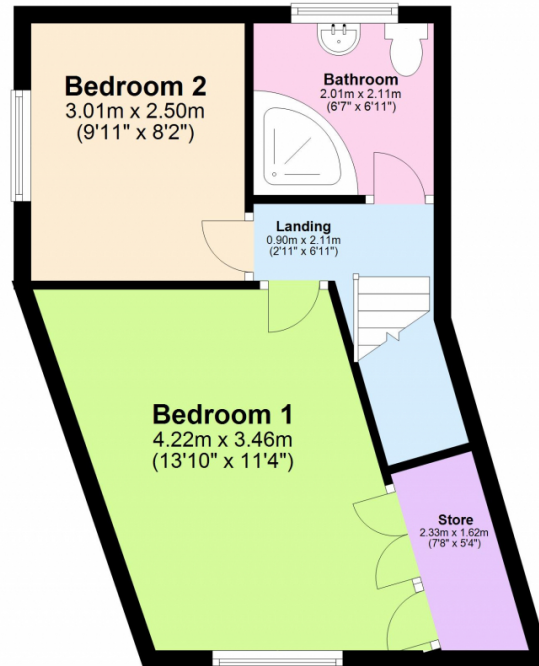
Ground Floor

Approx. 32.5 sq. metres (349.7 sq. feet)



First Floor

Approx. 33.6 sq. metres (361.2 sq. feet)



Total area: approx. 66.0 sq. metres (710.9 sq. feet)

