



ASKING PRICE £520,000  
GARLAND, ROTHLEY, LEICESTER



REZIDE  
GROUP





Welcome to Garland, nestled in the sought-after village of Rothley! Rezone Estate Agents is thrilled to present this rare gem—a delightful four-bedroom detached family home offering a blend of comfort and elegance. This residence boasts a spacious kitchen, a generously sized lounge, a welcoming conservatory, an expansive entrance hall, a convenient utility room, a separate dining area, four bedrooms, a family bathroom, and an ensuite bathroom. Anticipating swift interest, we encourage you to act promptly by calling (01509) 274474 to schedule a viewing.





Upon arrival, you'll be greeted by a driveway accommodating at least three vehicles, complemented by a meticulously manicured front garden adorned with established shrubs, ornamental features, and a charming cherry tree. Additionally, a double garage equipped with power and lighting awaits.

Stepping through the front door, a quaint porch precedes the spacious entrance hall, ideal for stowing coats and shoes. The lounge beckons with plush carpets, a large front-facing window, and sliding doors leading to the rear, seamlessly connecting to the airy conservatory—a perfect space for hosting gatherings, complete with custom blinds for shade and French doors opening onto the garden.

Adjacent to the entrance hall lies the dining room, featuring soft











carpets, tasteful wall coverings, and a generous window overlooking the garden, offering potential for easy integration into a spacious kitchen diner. The recently renovated kitchen boasts ample storage, modern appliances including a double oven, gas hob, dishwasher and fridge, as well as a convenient breakfast bar window providing scenic views. A utility room adjacent to the kitchen offers additional storage, work surface, and laundry facilities, with access to the side of the property.

Ascending the stairs, you'll discover four spacious bedrooms, including a master







suite with ample fitted wardrobe space and a private ensuite bathroom featuring a sliding door shower cubicle, pedestal basin, and freestanding WC. The family bathroom, also recently updated, showcases modern white marble-effect paneling, complemented by a large airing cupboard and a vanity unit providing storage.

Outside, the landscaped garden offers easy maintenance with a spacious patio, gravel areas, and flower beds, accompanied by a shed and mature trees ensuring privacy.

Situated in the highly desirable village of Rothley, residents can enjoy stunning countryside, picturesque walks, excellent pubs, restaurants, cafes, delicatessens, and an array of local amenities—all within walking distance of this charming property.



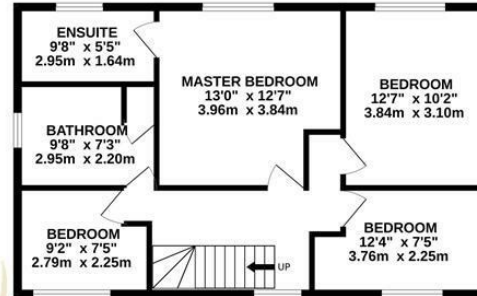




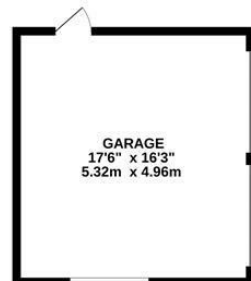




1ST FLOOR  
656 sq.ft. (60.9 sq.m.) approx.



GROUND FLOOR  
1058 sq.ft. (98.3 sq.m.) approx.



TOTAL FLOOR AREA : 1714 sq.ft. (159.3 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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