



REZIDE
GROUP



GARLAND, ROTHLEY, LEICESTER
OFFERS OVER £514,500



Welcome to Garland in Rothley, presented by Rezide. This exquisite four-bedroom family residence is a testament to spacious living and contemporary elegance. Featuring four bedrooms, a large modern kitchen diner, beautifully kept gardens, a garden room, a generous sized lounge, off road parking, garage and the list goes on. We are delighted to present this rare opportunity to acquire a 'turn key' presented family home on Garland.



Upon entry, you're greeted by a striking entrance hall boasting tiled floors and ample room for the whole family to gather. From here, the journey unfolds into the heart of the home—a vast kitchen diner adorned with the same luxurious tiling, complemented by glass doors that usher in natural light and LED lighting throughout. The kitchen itself is a masterpiece of modern design, featuring opulent work surfaces, under-cabinet lighting, curved cupboard doors, and a suite of integrated appliances. French doors lead seamlessly to the garden, while an adjacent garden room provides a tranquil space to bask in the sunlight.

Flowing effortlessly from the kitchen is the generous lounge, complete with French doors connecting to both the kitchen





Calendar with dates and notes.





and entrance hall, fostering a harmonious flow throughout the ground floor. Lush carpets underfoot and abundant natural light create an inviting atmosphere conducive to relaxation and entertainment. Additionally, the ground floor accommodates a convenient study room, offering versatility for family living.

Ascending the stairs, the master bedroom awaits, offering a retreat of unmatched luxury. A full wall of fitted wardrobes and large windows overlooking the front of the property characterise this sanctuary. The accompanying modern







ensuite shower room boasts premium tiles and sleek fixtures, including a corner-style glass cubicle and pedestal basin.

Completing the upper level are three additional bedrooms, each exuding comfort and style with plush carpets and tasteful decor. A family bathroom redefines indulgence with its four-piece suite, featuring a vanity wall-mounted basin unit, separate corner shower cubicle, toilet, and a separate bath—all accentuated by a chrome heated towel rail.

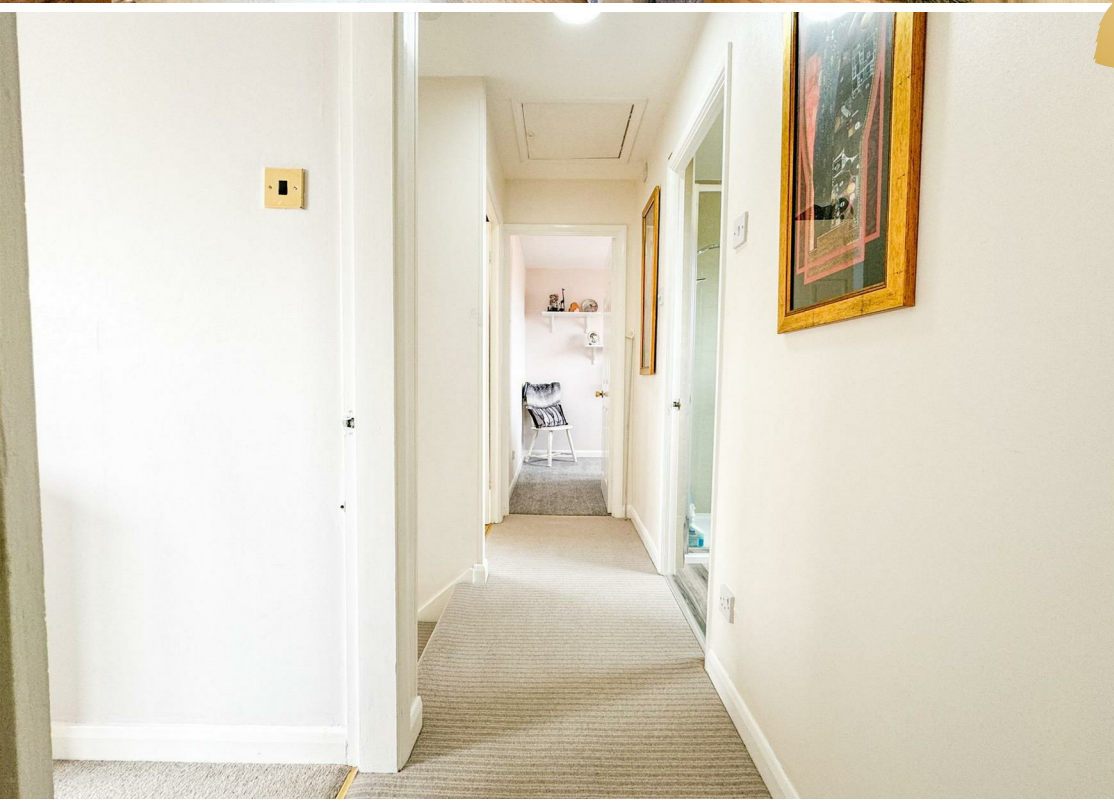




Outside, the property impresses with ample parking for two cars, a meticulously maintained front lawn, and an enchanting rear garden bathed in sunlight. An adaptable seating area, lush greenery, and a serene pond create a picturesque outdoor oasis perfect for relaxation and entertainment.

Situated in the highly sought-after Garland area, this property is poised to captivate discerning buyers. With its desirable location and exceptional features, we anticipate significant interest. Schedule your viewing today to experience the epitome of luxury living on Garland.



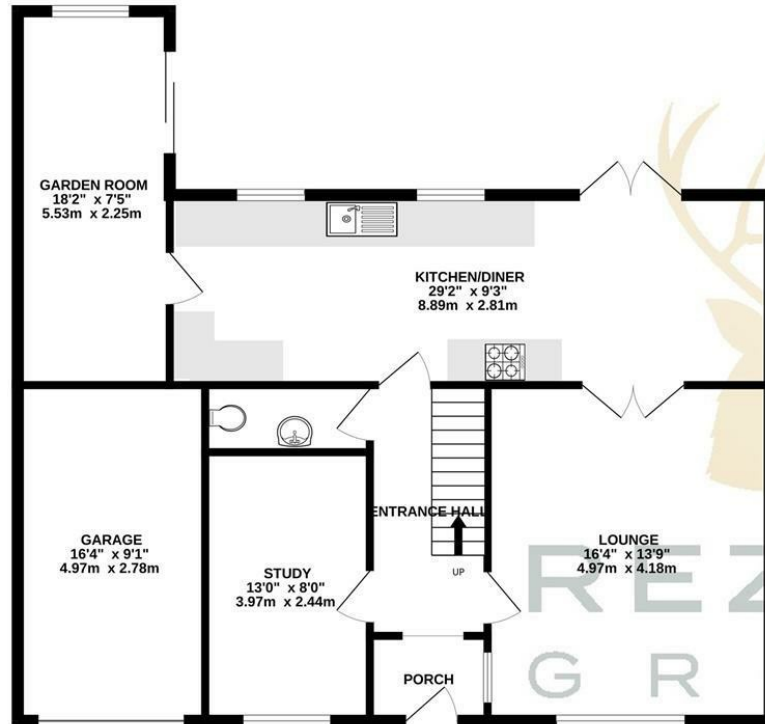




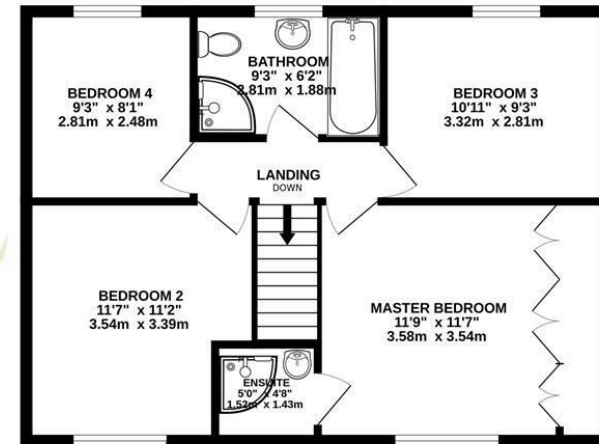




GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.5 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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