



GUIDE PRICE £560,000  
GARLAND, ROTHLEY, LEICESTER





An Exceptional Opportunity to Create Your Dream Home – No Chain! Set within a generous corner plot in the highly desirable village of Rothley, this substantial four-bedroom detached home offers a rare and exciting opportunity to transform and modernise a property in a prime location. With no upward chain, this is the perfect blank canvas for those looking to put their own stamp on a forever family home, with ample scope for renovation and extension (subject to planning permission).





From the moment you arrive, the potential of this home is clear. The spacious driveway provides off-road parking for multiple vehicles, complemented by a well-established front garden adorned with mature shrubs, ornamental features, and a charming cherry tree. A double garage with power and lighting offers further practicality and potential for conversion if desired.

Stepping inside, the expansive entrance hall sets the tone for the generous proportions throughout. The spacious lounge is bathed in natural light from a large front-facing window, while sliding doors lead to the conservatory—offering an ideal space for entertaining or simply unwinding while overlooking the garden. The separate dining room presents an excellent











opportunity to be incorporated into a modern open-plan kitchen diner, perfect for contemporary family living. While the existing kitchen is functional, it offers incredible scope for a complete redesign, with ample storage, workspace, and a delightful breakfast bar window framing garden views. A separate utility room provides additional storage and laundry facilities, with external access to the side of the property.

Ascending the staircase, the property continues to impress with four











well-proportioned bedrooms, including a master suite with fitted wardrobes and a private ensuite. The additional bedrooms offer fantastic versatility, whether for family, guests, or home office space. The family bathroom, while well-maintained, provides an exciting opportunity for modernisation to suit contemporary tastes.

Outside, the property's generous corner plot is a true asset, offering a wealth of potential to extend the home, create a landscaped oasis, or even add additional living space (subject to planning permission). The rear garden features a mix of patio, gravel, and lawned areas, with mature trees ensuring privacy and a tranquil retreat.









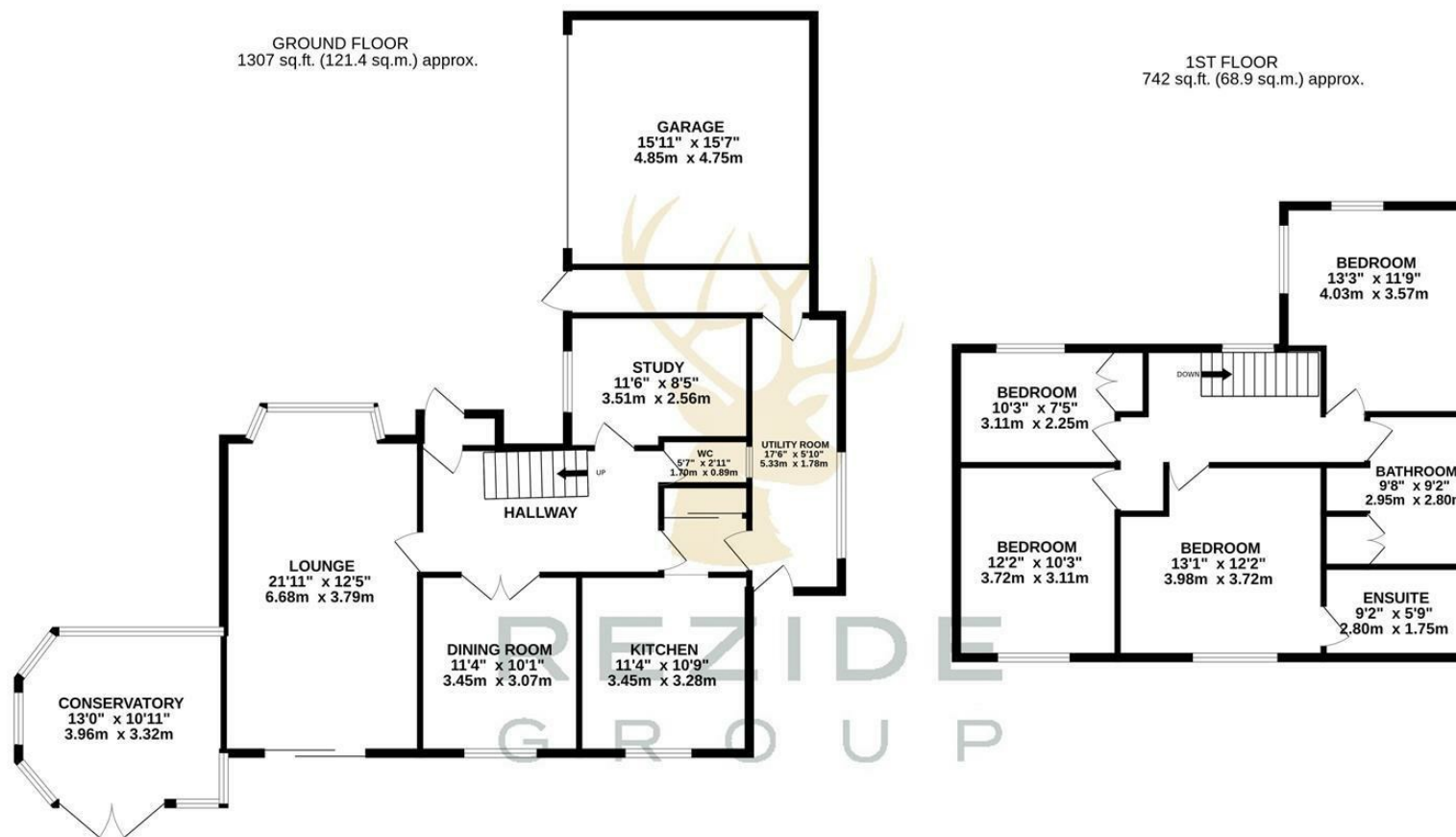
Situated in the heart of Rothley, this property enjoys the best of both worlds—a peaceful village setting with easy access to stunning countryside walks, charming local pubs, restaurants, cafes, and an excellent range of amenities, all within walking distance. With its sought-after location, huge potential for renovation, and no upward chain, this is a rare and exciting chance to create a truly special family home. Early viewing is highly recommended to fully appreciate the incredible opportunity this property presents!











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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