



MERLIN CLOSE, ROTHLEY, LEICESTER
ASKING PRICE £475,000



This charming and deceptively spacious detached family home enjoys a serene position on the edge of a peaceful expanse of open green space in the picturesque village of Rothley. The property is perfect for families seeking both comfort and style, offering well-planned living spaces complemented by a beautifully landscaped garden that was designed by the celebrated TV programme "Garden Invaders." With ample parking, an integral garage, and proximity to excellent local amenities, it provides the ideal setting for a harmonious blend of indoor and outdoor living.



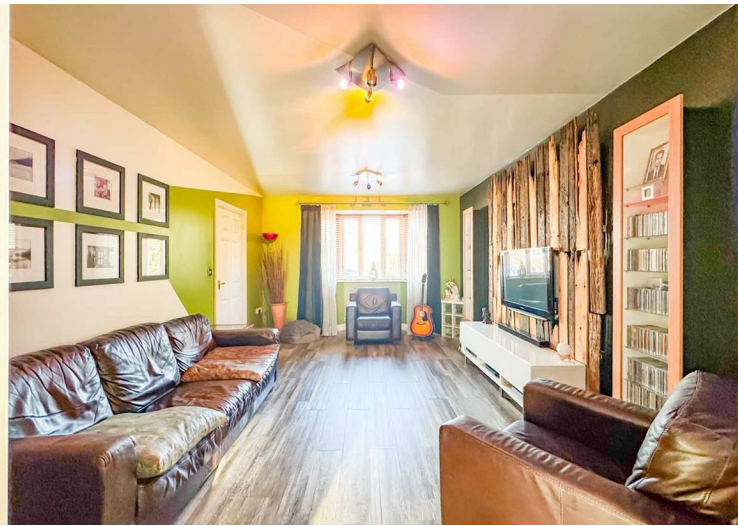
Upon entering, you are welcomed by a bright and airy entrance hall that sets the tone for the home's inviting atmosphere. The ground floor comprises a generously sized lounge, complete with a bay window that fills the space with natural light and a feature wall adding a touch of character. Double doors connect the lounge to the dining room, which is ideal for both family meals and entertaining, with French doors opening directly onto the garden. The breakfast kitchen serves as the heart of the home, offering a contemporary range of cabinetry and modern finishes. French doors here also provide access to the garden, while an adjacent utility room offers additional practicality and storage, along with its own garden access. A convenient guest cloakroom completes the ground floor layout.



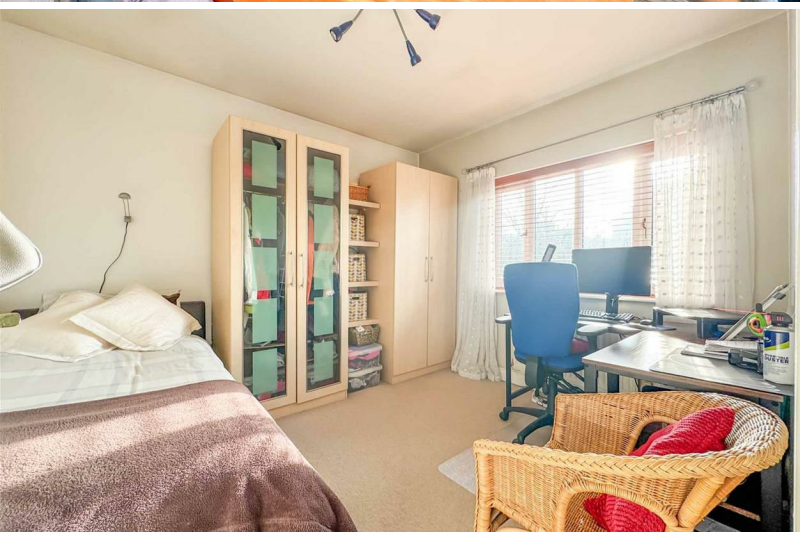




Upstairs, a spacious landing leads to four well-proportioned double bedrooms. The master bedroom offers a peaceful retreat, complete with a luxurious en-suite bathroom featuring a four-piece suite that includes a separate shower and a stylishly designed bath. The second bedroom also benefits from its own en-suite shower room, while the remaining two bedrooms share a well-appointed

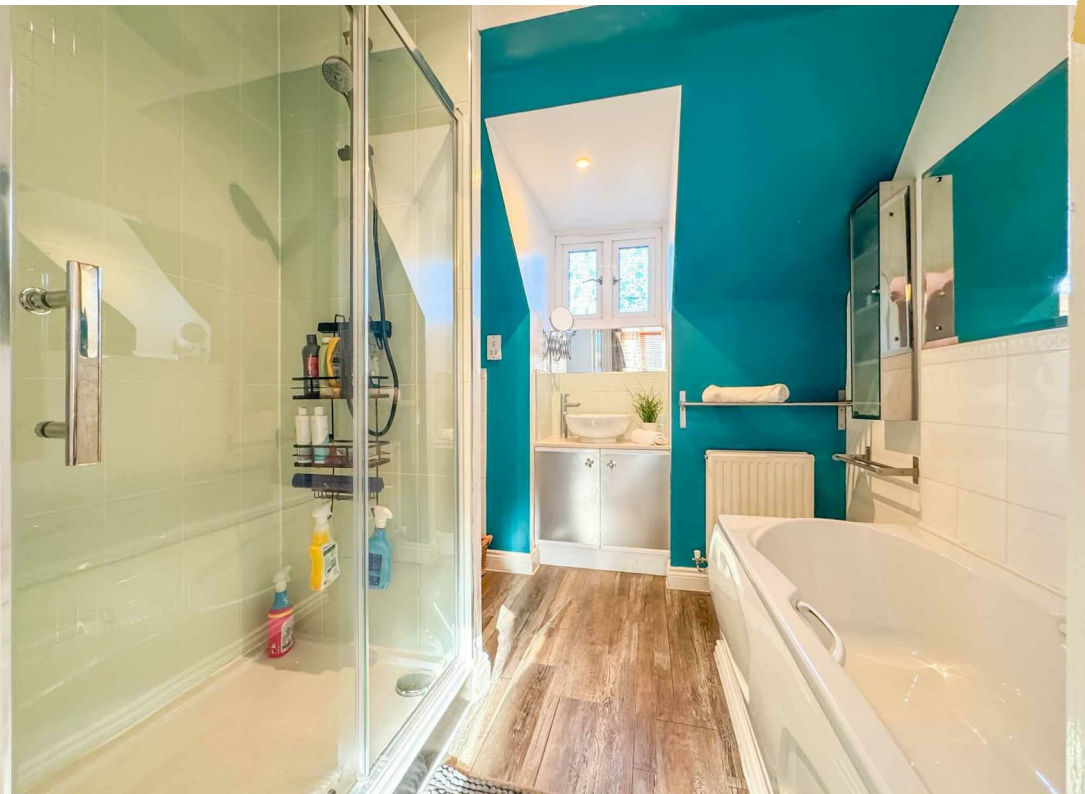






family bathroom with a sleek three-piece suite. The layout ensures comfort and privacy for all members of the household.

The outdoor spaces of this home are just as impressive. The rear garden, designed with both entertainment and relaxation in mind, features zones of decking and patio surrounded by thoughtfully chosen plants and greenery. This low-maintenance space is perfect for al fresco dining, social gatherings, or simply unwinding in a serene environment. To the front, the property boasts a

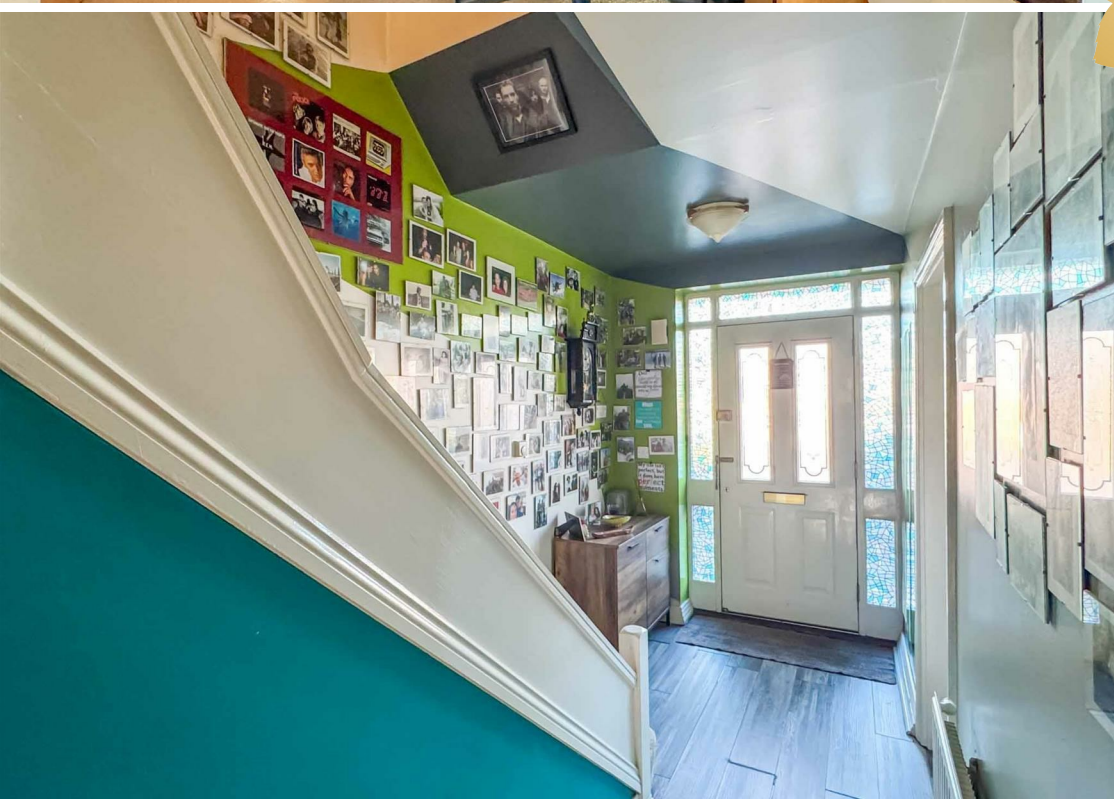




long driveway with off-road parking for multiple vehicles, leading to the integral garage. The elevated position enhances its curb appeal and provides stunning views of the adjacent green space.

Situated in Rothley, the home benefits from a village atmosphere with excellent local amenities, including shops, restaurants, and highly regarded schools. Rothley Park Golf Club, Swithland Reservoir, and Bradgate Park are just a short distance away, offering opportunities for leisure and outdoor activities. The village also provides convenient access to Leicester, Loughborough, and the M1 motorway, making it an excellent choice for those who value both tranquility and connectivity.





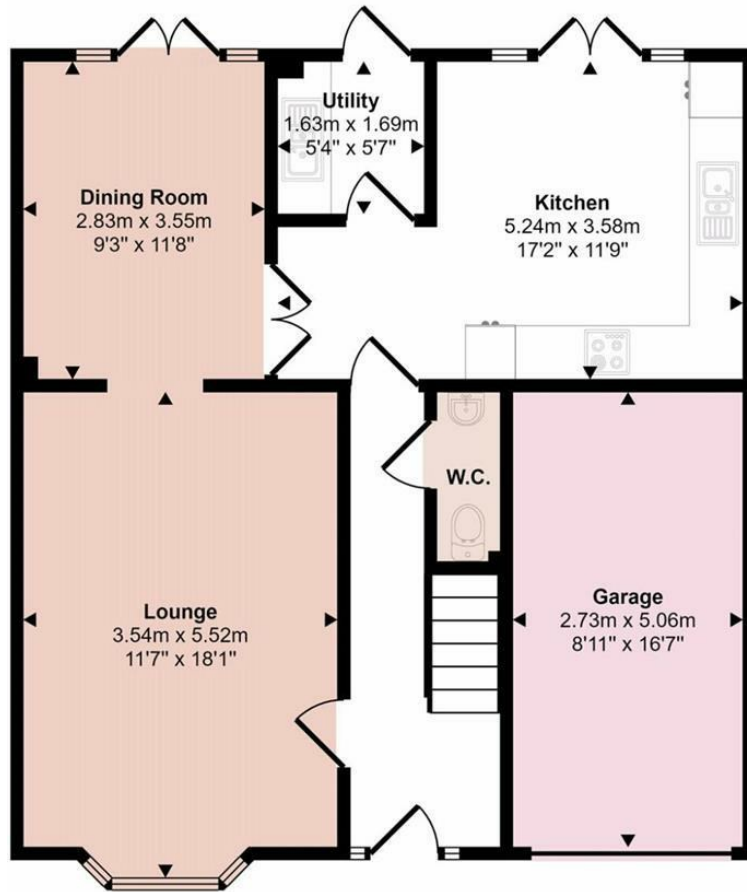


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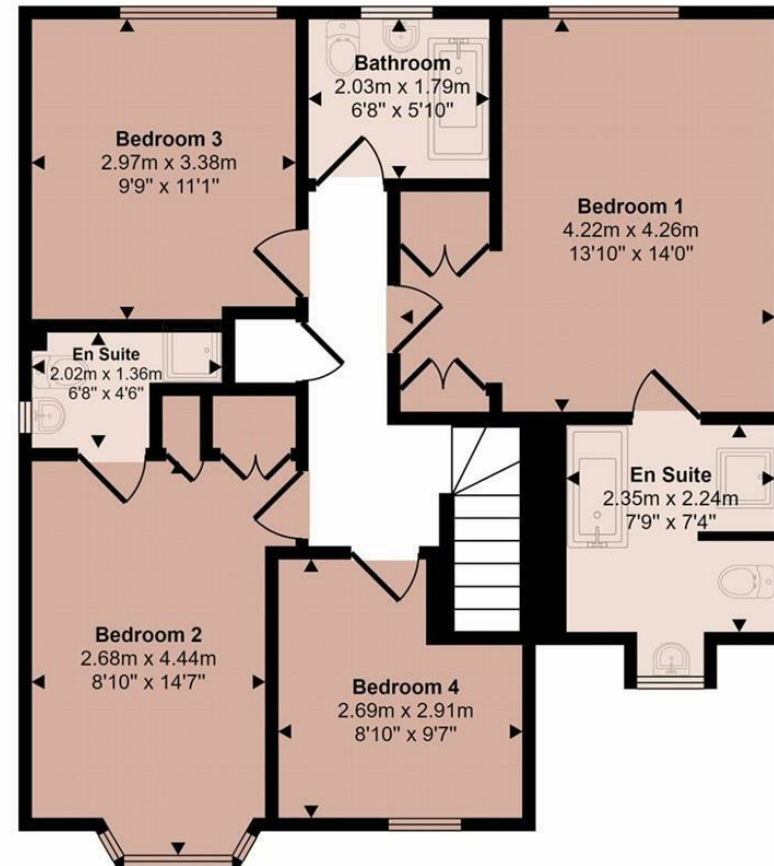


PLOT OUTLINE FOR GUIDANCE ONLY

Approx Gross Internal Area
142 sq m / 1534 sq ft



Ground Floor
Approx 73 sq m / 787 sq ft



First Floor
Approx 69 sq m / 747 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.