

Holdings

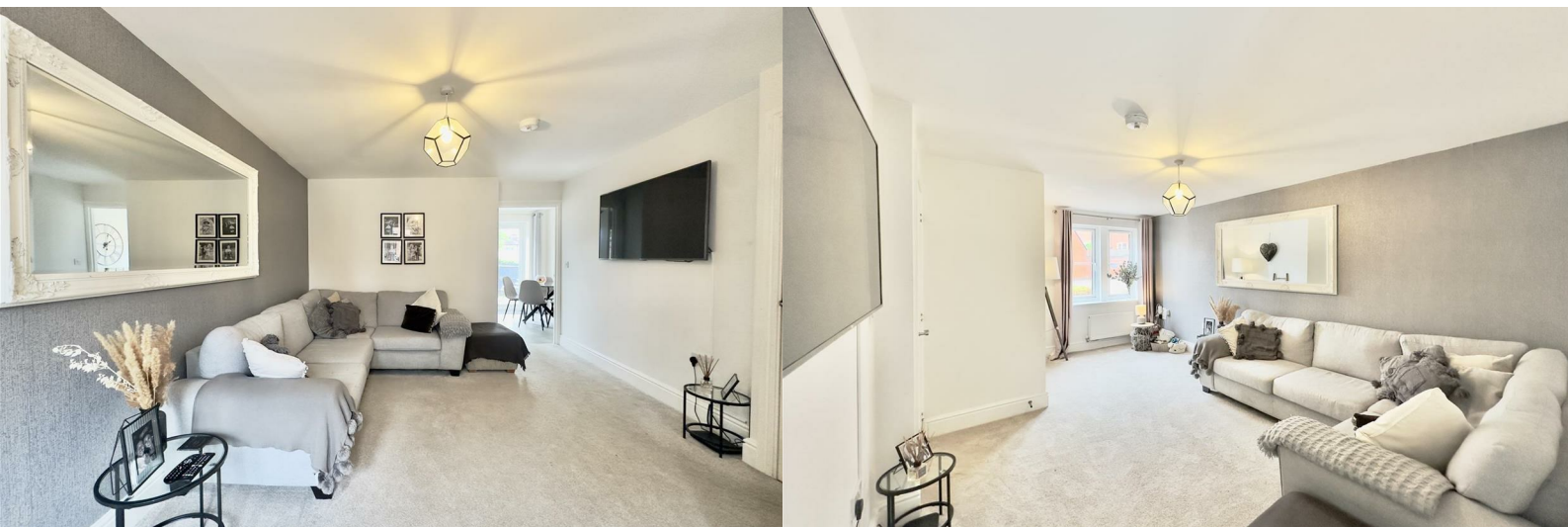
A Modern Estate Agent



45 Armitage Drive

Rothley, Leicester, LE7 7SS

Offers in excess of £300,000



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The property boasts a spacious entrance hallway that leads into a stylish living room at the front of the home. The dining kitchen, which stretches the width of the property, is situated at the rear of the house and features patio doors that open up to the beautifully landscaped rear garden. The kitchen itself is modern and sleek, with fitted cabinets, a complimentary worktop, and a tiled splashback. It is equipped with an integrated electric oven, gas hob, extractor fan, dishwasher, fridge/freezer, and washing machine. The dining area within the kitchen provides a perfect space for family meals and gatherings. Additionally, there is a convenient ground floor w.c and a storage cupboard located under the stairs for extra storage space.

Moving upstairs via the staircase in the hallway, you will find the principal bedroom at the front of the house, complete with an ensuite shower room. Two more bedrooms overlook the rear garden, offering peaceful views. The family bathroom on this floor features a white suite, including a panelled bath with a shower overhead, a w.c, a wash hand basin, and a heated towel rail.

There is allocated parking located on the side of the property and direct gated access to the rear garden. The generously-sized rear garden provides a perfect outdoor space, mainly laid to lawn with a patio area for dining and entertainment. The garden is fully enclosed by a timber panelled fence, ensuring privacy and security.



Road Map



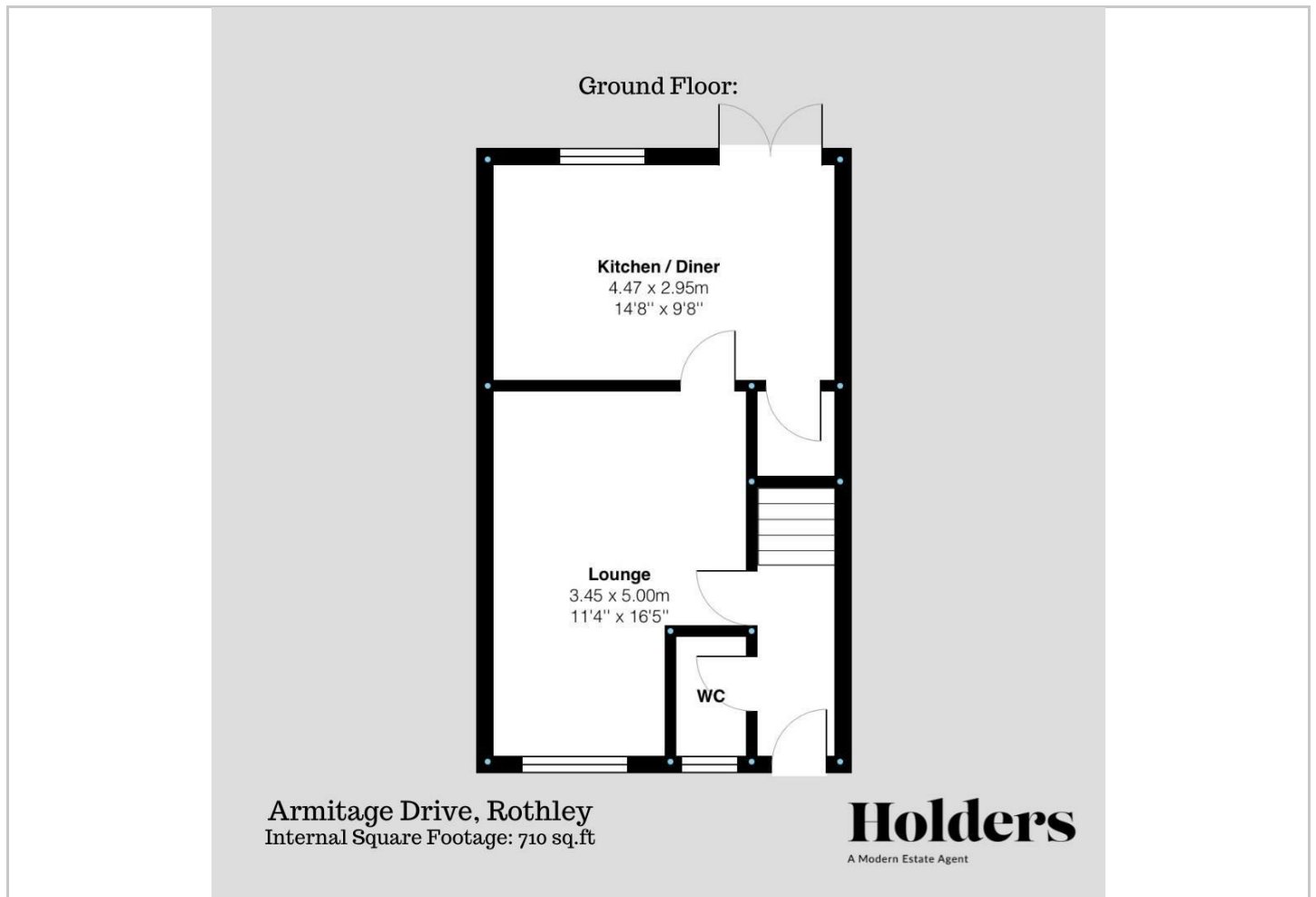
Hybrid Map



Terrain Map



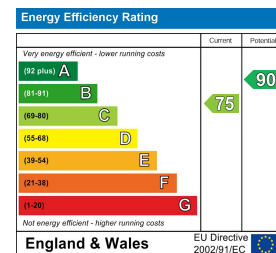
Floor Plan



Viewing

Please contact our Holdings - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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