

# Holdere

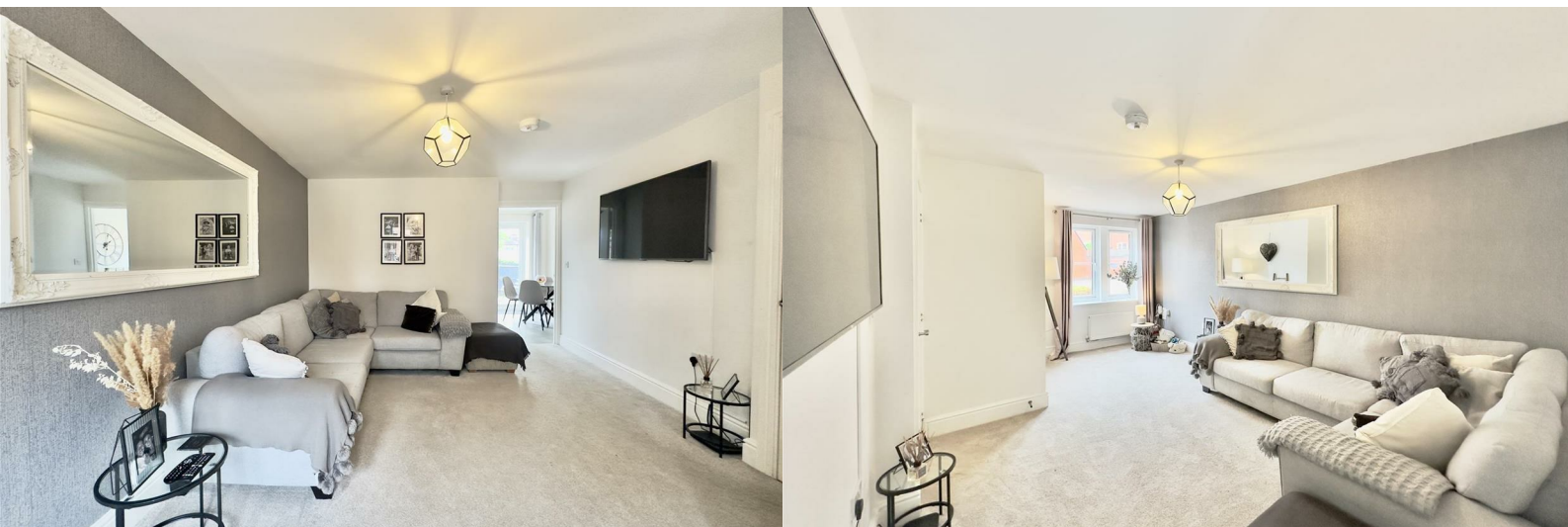
A Modern Estate Agent



## 45 Armitage Drive

Rothley, Leicester, LE7 7SS

£290,000





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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.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Ground Floor:

**Kitchen / Diner**  
4.47 x 2.95m  
14'8" x 9'8"

**Lounge**  
3.45 x 5.00m  
11'4" x 16'5"

WC

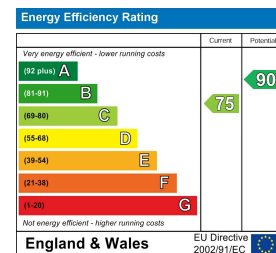
**Armitage Drive, Rothley**  
Internal Square Footage: 710 sq.ft

**Holdings**  
A Modern Estate Agent

## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.