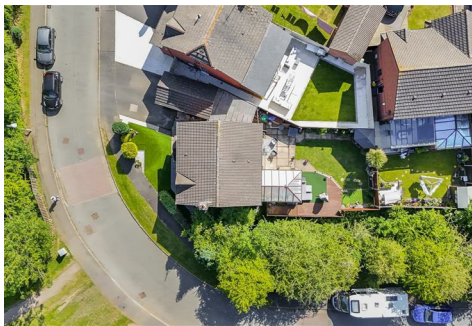


Holdings

A Modern Estate Agent



20 Rowe Leyes Furlong, Leicester, LE7 7LS

£425,000

Situated within a highly sought-after residential setting in the desirable village of Rothley, this substantial four-bedroom detached family home offers spacious and versatile accommodation, including multiple reception areas, four double bedrooms and a private rear garden. Benefiting from a driveway, garage and excellent access to local amenities, highly regarded schools and commuter links, the property provides an exceptional opportunity for modern family living.

Summary

Occupying a desirable position within one of Rothley's most sought-after residential settings, this impressive four-bedroom detached family home offers spacious and versatile accommodation, thoughtfully arranged to suit the demands of modern living. Combining generous reception space with well-proportioned bedrooms and a private rear garden, the property presents an exceptional opportunity to acquire a substantial home in a thriving village location.

The accommodation is centred around a welcoming entrance hall which provides access to the principal living areas. A generously sized lounge offers an inviting space for everyday relaxation, while a separate dining room creates an ideal setting for family meals and entertaining. Beyond, a light-filled conservatory enjoys attractive views over the garden and provides additional reception space that can be enjoyed throughout the year. The kitchen is well-equipped with ample storage and preparation space, complemented by a breakfast area that forms the heart of the home. A ground floor WC, covered side passage and internal access to the garage further enhance the practicality of the property.

To the first floor, four spacious double bedrooms are arranged around a central landing, offering excellent flexibility for families, visiting guests or those requiring dedicated home-working space. The principal bedroom benefits from the convenience of an en-suite shower room, while the remaining bedrooms are served by a well-appointed family bathroom.

Externally, the property enjoys a private driveway leading to an integral garage, providing ample parking and storage. The rear garden offers a pleasant and private outdoor environment, with space for dining, entertaining and family enjoyment, creating an ideal extension of the living accommodation during the warmer months.

Rothley continues to be one of Leicestershire's most desirable villages, renowned for its strong sense of community, excellent amenities and highly regarded schooling. Residents benefit from an excellent selection of shops, cafés, restaurants and recreational facilities, while superb road links provide straightforward access to Leicester, Loughborough and the wider motorway network. The surrounding countryside and nearby beauty spots further enhance the appeal of this exceptional village setting.

Offering generous proportions, versatile accommodation and an enviable location, this outstanding family home represents a rare opportunity within one of the county's most prestigious village addresses.

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.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

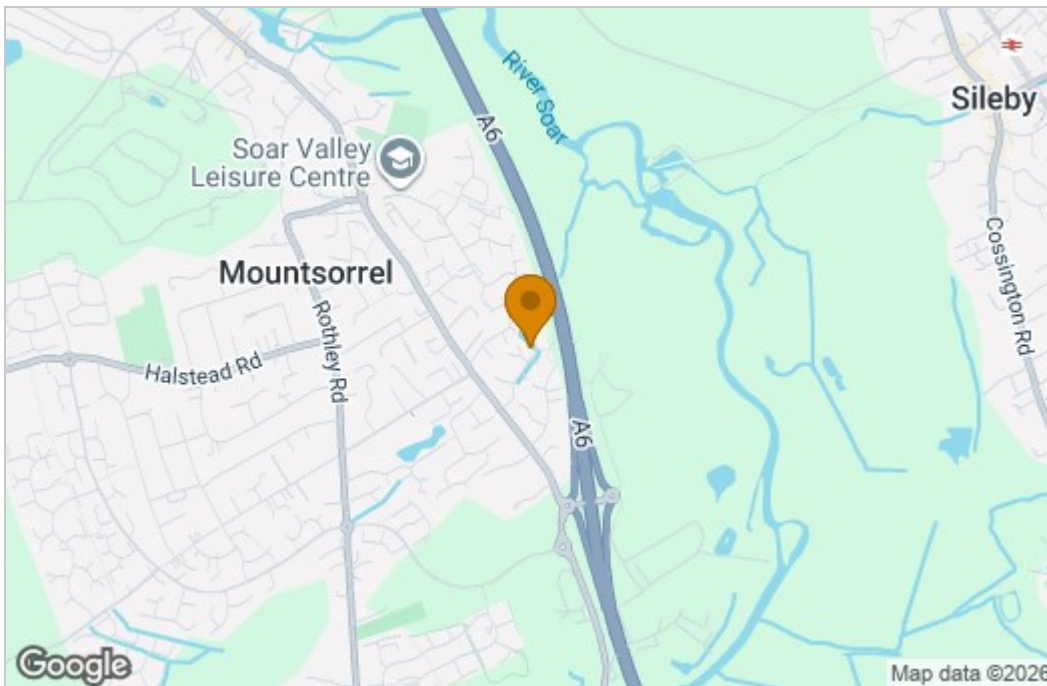
Floor Plan



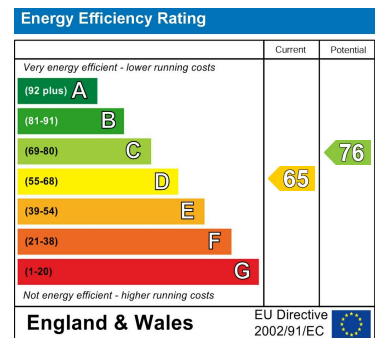
Rowe Lycas Furlong
Internal Square Footage: Approx 1291 sq.ft

Holders

Area Map



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.

9 Bedford Square, Loughborough, Leicestershire, LE11 2TP
Tel: 01509 451100 Email: Rebecca@holdersestateagents.co.uk