

# Holdings

A Modern Estate Agent



21 Burrow Drive, Leicester, LE7 7RZ

£280,000

Holdings Estate Agents are delighted to bring to market this beautifully presented three bedroom semi detached home situated in the highly desirable village of Rothley. In brief it offers an entrance hallway, downstairs w.c., lounge, kitchen/diner, three bedrooms with master en-suite and family bathroom. Externally it offers off road parking for two vehicles and attractive landscaped front and rear gardens. The property is located within walking distance of Rothley Primary School and provides the perfect blend of modern living and convenience.

## Summary

Upon entering the property through the front door, you find yourself in the entrance hallway, which grants access to all main rooms and features the convenience of a downstairs w.c..

The downstairs w.c. is equipped with a contemporary two-piece suite that includes a low flush w.c., a pedestal wash hand basin and a frosted window facing the front elevation.

Proceeding from the hallway, you enter the lounge, a delightful and bright room that boasts a window overlooking the front garden and a practical under-stairs storage cupboard. Additionally, the lounge features an attractive media wall and decorative panelling.

At the rear of the property, there is a spacious open-plan kitchen/diner that spans the full width of the home, fitted with a modern array of wall and base units, complemented by countertops above. There is an integrated oven and hob with a stainless steel extractor hood positioned above. The kitchen/diner also includes an integrated fridge/freezer along with space and plumbing for a washing machine. In the dining area, the current owners have created a charming seating area next to French doors that open directly onto the rear garden, facilitating a seamless transition between indoor and outdoor living.

Ascending to the first floor you arrive on the landing, this provides access to the three bedrooms, family shower room and useful storage cupboard.

The main bedroom is a good sized double room and offers built in wardrobes, en-suite shower room and a window overlooking the front elevation. The en-suite is fitted with a three piece suite comprising a shower cubicle, low flush w.c., pedestal wash hand basin and frosted window to the front elevation.

The two remaining bedrooms are situated at the rear of the property and both offer a lovely outlook over the rear garden.

The family shower room is fitted with a modern three piece suite comprising a large walk in shower with tiled surround, low flush w.c., wash hand basin with storage below and a frosted window to the side elevation.

Outside you find the property in a tucked away position set back from the road. A paved pathway

with lawned area and established borders provides instant curb appeal. To the side there is the tarmac driveway providing off road parking for two vehicles and gated side access taking you to the rear garden. The landscaped rear garden is mainly laid to lawn and has a large patio area spanning the width of the home, the current owners have also added a lovely pergola offering outdoor seating all year round. There is a shed to the side as well as a further paved area perfect for barbecues in the summer months. The garden is kept private and secure by wooden fencing.

## 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.

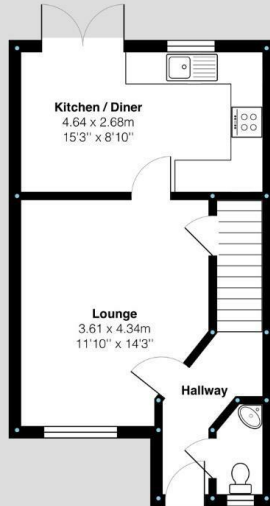
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

## Extra Information

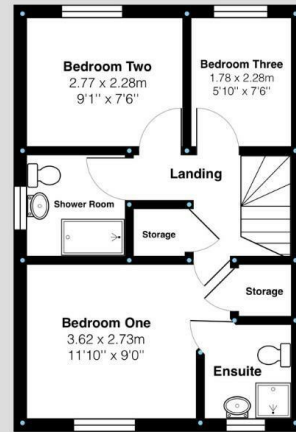
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# Floor Plan

Ground Floor:



First Floor:



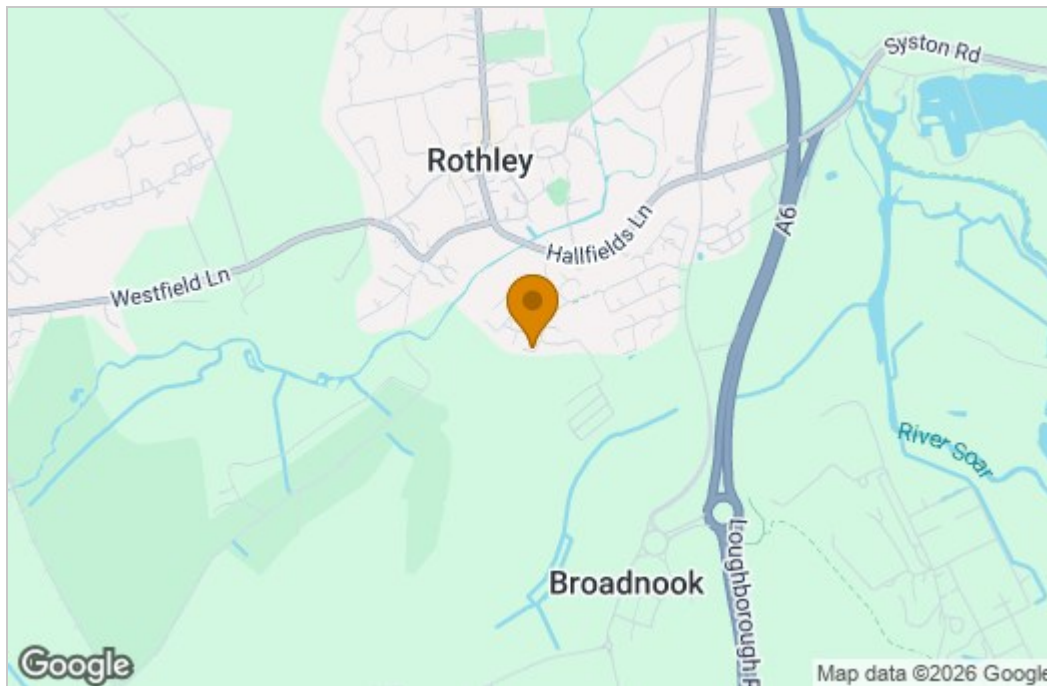
Burrow Drive, Rothley  
Internal Square Footage: Approx 746 sq.ft

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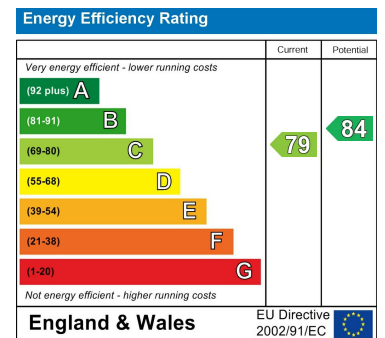
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## Area Map



## 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.

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