



# 3 The Lime Kilns

Breedon-On-The-Hill, Derby, DE73 8ND

Price Guide £900,000

Guide Price £900,000 - £925,000. Tucked away within an exclusive development of just four homes, this beautifully extended four-bedroom detached residence offers over 2,600 sq ft of versatile living space, stunning open-plan interiors and landscaped gardens with countryside views in the sought-after village of Breedon on the Hill.

**The Details**

Occupying a generous plot within a small, private development, this individual detached home combines character craftsmanship with modern family living. Originally designed by renowned local architect David Granger and built by Lychgate Homes, the property has since been thoughtfully enhanced by the current owners to create a wonderful sense of space and flow.

At the heart of the home is the impressive extended living kitchen - a superb open-plan space designed for modern family life and entertaining. The room seamlessly connects cooking, dining and relaxing areas with doors opening onto the garden, creating a light-filled space that naturally brings the outdoors in.

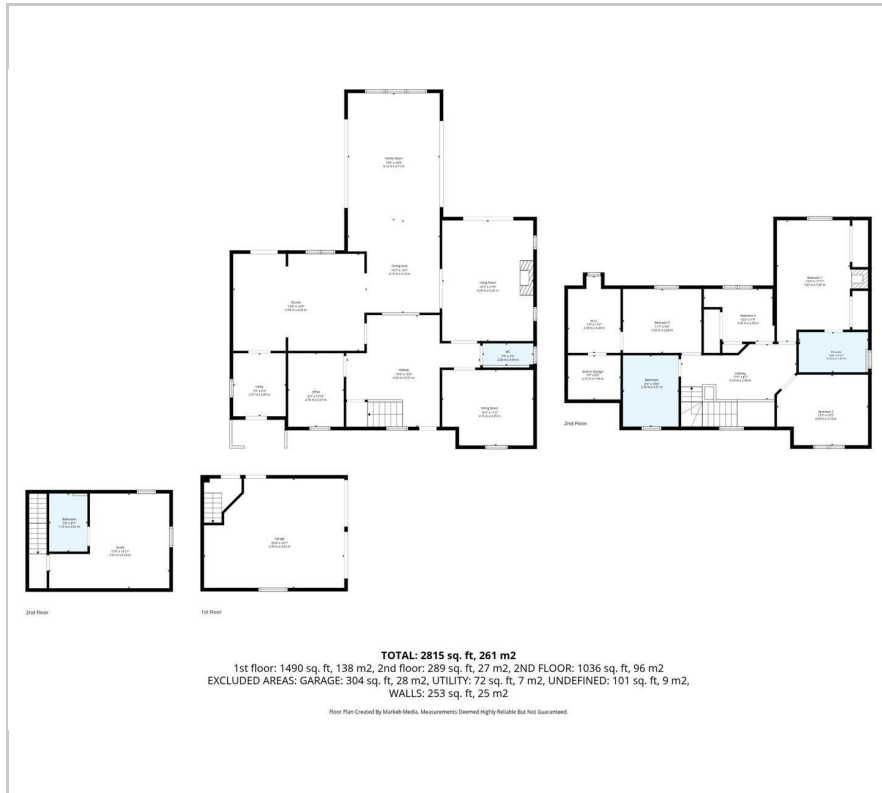
- Individual architect-designed detached home
- Exclusive development of just four properties
- Extended open-plan living kitchen and family space
- Character sitting room with oak beams and fireplace
- Four bedrooms Three bathrooms
- Versatile studio room above the double garage
- Separate dining room and additional reception spaces
- Beautifully landscaped zoned gardens with open views
- Double garage and extensive driveway parking
- Over 2,600 sq ft of flexible living space

**Viewing**

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.

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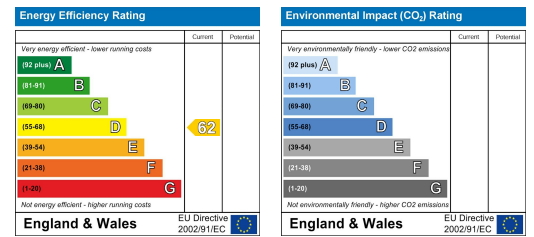
# Floor Plan



# Area Map



# Energy Efficiency Graph



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