



**Paddock Close**  
Rothley, Leicester LE7 7NP

**£345,000**



# Property Features

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- THREE BEDROOMS (ONE ENSUITE)
- CLOSE TO VILLAGE AMENITIES
- LARGE OPEN PLAN KITCHEN
- SITTING ROOM
- STUDY
- BATHROOM UPSTAIRS
- PARKING SPACE TO FRONT
- SINGLE GARAGE
- LANDSCAPED PRIVATE REAR GARDEN

## Full Description

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LOVELY HOUSE IN A QUIET SPOT but remaining CLOSE TO ROTHLEY VILLAGE AMENITIES. Offering an EXTENSIVE OPEN PLAN KITCHEN with INTEGRATED APPLIANCES including SIEMENS HOB, COOKER AND EXTRACTOR FAN and PLENTY OF WORKTOP SURFACES with FRENCH DOORS out onto the BEAUTIFUL LANDSCAPED PRIVATE REAR GARDEN with EXTENSIVE SLABBING, PLANTERS and MATURE SHRUBBERY. The SITTING ROOM also provides a GOOD-SIZED EXTRA RECEPTION ROOM also with FRENCH DOORS leading out to the garden. There's a DOWNSTAIRS W.C. including UNDERSTAIRS STORAGE and the ADDED BONUS OF A STUDY. Upstairs, as well as THREE BEDROOMS (ONE ENSUITE WITH BUILT-IN WARDROBES), you'll find a GENEROUS CONTEMPORARY BATHROOM and a SPACIOUS LANDING. A few short steps away from the property is a SINGLE GARAGE too.

### ENTRANCE HALL

Storm porch over front door leading to an entrance hall with stairs off to first floor, oak flooring, radiator and doors leading to kitchen, sitting room, study and W.C.

### KITCHEN/DINER

18' 5" x 9' 6" (5.61m x 2.9m)

Stunning contemporary U-shaped kitchen fitted with a range of wall, base and drawer units with laminate work surfaces. Stylish composite work surfaces with sunken stainless steel sink drainer, integrated Siemens double oven, built-in Siemens gas hob and Siemens extractor fan. Integrated fridge/freezer and dishwasher and breakfast bar area for bar-stool eating. Oak flooring, radiator, large area for dining table, French doors leading to rear garden and skylight windows flooding the entire area with light.



### SITTING ROOM

11' 7" x 11' 4" (3.53m x 3.45m)

Nicely proportioned room with picturesque French doors to rear garden, carpet and contemporary panel radiators affixed to wall.



### STUDY

11' 4" x 6' 7" (3.45m x 2.01m)

Bay fronted window to front of property, carpet and radiator.

### WC

Ground floor WC fitted with close coupled toilet, pedestal wash hand basin with storage cupboard underneath, useful storage cupboard under stairs with plumbing for washing machine, and wall mounted cupboard housing boiler.

### LANDING

Access to loft and doors to all bedrooms and bathroom.

### BEDROOM ONE

11' 10" x 11' 4" (3.61m x 3.45m)

Stylish master bedroom, fitted with bespoke contemporary wardrobes, carpet, radiator and window overlooking rear garden.



### EN SUITE

6' 0" x 2' 11" (1.83m x 0.89m)

Clever use of space to house a tiled shower unit with glass fronted door and seating apparatus and feature sink with cupboard unit underneath.



### BEDROOM TWO

11' 4" x 6' 10" (3.45m x 2.08m)

Windows to front elevation, radiator and carpet.

### BEDROOM THREE

10' 2" x 5' 5" (3.1m x 1.65m)

Clever use of space making use of area around to door to house practical shelving, radiator, carpet and window to rear garden.



### BATHROOM

10' 1" x 5' 7" (3.07m x 1.7m)

Stunning contemporary bathroom suite comprising bath with shower over and glass shower screen, close coupled W.C. pedestal wash hand basin, radiator, stylish modern tiling to both floor and walls and window to front elevation.

## OUTSIDE

The front of the property is block paved allowing space for off-street parking. The beautifully landscaped private rear garden is carefully designed with slabbing, planters and mature shrubs, enclosed by brick walls to provide a tranquil and stylish accompaniment to this delightful property. A single garage is also included nearby.

## GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

