

# Holders

A Modern Estate Agent



**36 Armitage Drive, Leicester, LE7 7ST**

**Offers over £270,000**

Set in the sought after village of Rothley is this immaculately presented spacious and modern three bedroom home set in a tucked away position. An internal viewing comes highly recommended to appreciate the level of accommodation on offer.

Upon entering the property via the spacious entrance hall this provides access onto all ground floor accommodation. The kitchen diner is light airy and spacious with views over the rear garden. The Kitchen is fitted with an array of base and eye level units rolled edge worksurface and an inset one and a half bowl stainless steel sink and drainer with mixer tap over. The kitchen has an integrated electric oven and hob with extractor hood, integrated fridge freezer, dishwasher and with ample space for a dining table. Having a side access door leading to the rear garden and an internal door into the lounge.

The Lounge is spacious, running the whole length of this property and enjoys a dual aspect from the front elevation window overlooking the green and rear elevation French doors overlooking and giving access to the garden. There is a feature focal fireplace which is a great addition to this room. Completing the ground floor accommodation is a useful W/C.

Ascend onto the first floor and you will find three well proportioned bedrooms; master with en-suite and the family bathroom. The master bedroom is spacious with fitted wardrobes and the en-suite is fitted with a modern suite comprising; walk in shower unit low flush w/c and pedestal wash hand basin. The family bathroom is fitted with a bath low flush w/c and pedestal wash hand basin.

To the outside there is off road parking and a garage to the rear. The rear garden is private and is mainly laid to lawn with a patio area - making a great space to enjoy the summer months in!

#### **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

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## Floor Plan



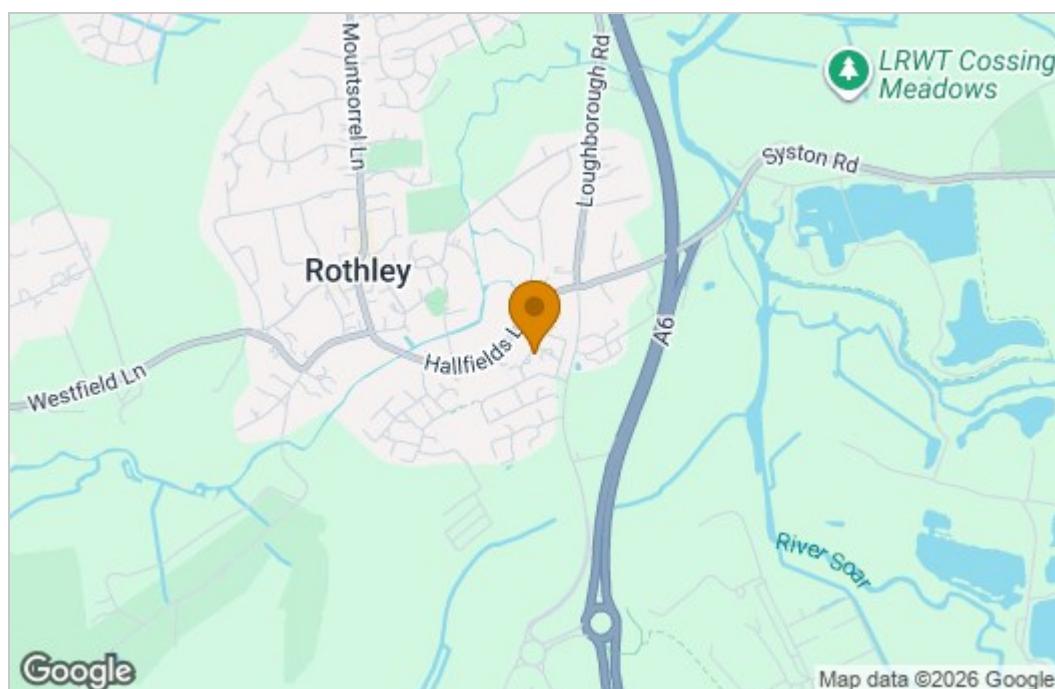
Armitage Drive, Rothley  
Internal Square Footage: 851 sq.ft

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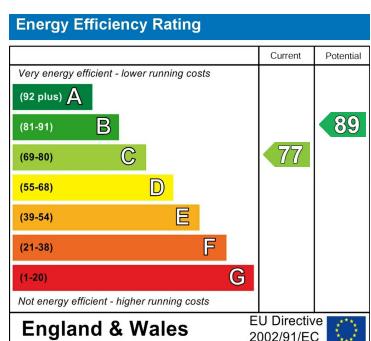
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## Area Map



## Energy Efficiency Graph



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