



**Knights Crescent, Rothley**  
Leicester, Leicestershire, LE7 7PN



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**£440,000**

**\*\*\* FOUR BEDROOMS \*\*\* DORMER BUNGALOW \*\*\* IMPRESSIVE SPECIFICATION \*\*\* STUNNING DINING KITCHEN \*\*\* GOOD SIZED CORNER PLOT WITH LANDSCAPED GARDEN \*\*\* CONVENIENT LOCATION IN ROTHLEY VILLAGE \*\*\***

Occupying a fantastic position on a very popular road close to the Rothley village centre, this four bedroomed detached dormer bungalow is presented in immaculate condition. Offering accommodation in excess of 1800ft<sup>2</sup>, the property is perfect for either those looking for manageable ground floor accommodation or families. Having been extended over recent years, the property now boasts a wonderful, high specification contemporary dining kitchen with island unit and an extended 20ft sitting room.

The internal accommodation in brief comprises; entrance hall, dining kitchen, sitting room, two downstairs double bedrooms with the master having an en-suite bathroom, a further family bathroom, rear lobby, utility room with access to the large garage, first floor landing, two further bedrooms, a dressing room and a WC.

Externally there is gravelled off road parking to the front for two vehicles and there is a lovely landscaped rear garden mainly laid to lawn with patio and decking areas and a covered hot tub available by separate negotiation.





### Accommodation

A UPVC double glazed door leads into:-

#### Entrance Hall

Having a storage cupboard, radiator, loft access, UPVC double glazed window to the side elevation and doors to:-

#### Lounge

13'11" x 20'1" (4.248 x 6.146)

A fantastic, extended sitting room, having an oak floor, UPVC double glazed French doors leading out to the gardens, two radiators, four wall light points, feature multi fuel stove with tiled hearth and oak mantelpiece, television point and a door leading through to the rear lobby.

#### Dining Kitchen

13'5" x 20'1" (4.106 x 6.146)

An absolutely stunning contemporary dining kitchen having a tiled floor and being beautifully fitted with a range of Shaker style wall, base and island units with granite work surfaces and uprisers. Inset composite one and a third bowl sink and drainer, mixer tap over, integrated electric oven, integrated combination electric oven and microwave with warming drawer, dishwasher, breakfast bar, pan drawers, larder cupboards, recessed spotlights to the ceiling, television point, two UPVC double glazed windows to the side elevation and a further window to the rear, four ring electric induction hob with extractor hood over, radiator and an obscure UPVC double glazed external door to the side.

#### Master Bedroom

11'10" x 12'11" (3.627 x 3.962)

Having a UPVC double glazed window to the front elevation, radiator, television point and door to:-

#### En-Suite Bathroom

Being fitted with a freestanding bath with Victorian style taps and shower attachments over, tiled shower cubicle, low flush WC, pedestal wash hand basin with tiled splashbacks, recessed spotlights, radiator and an obscure UPVC double glazed window to the side elevation.

#### Bedroom Two

9'11" x 7'10" (3.03 x 2.39)

Having a UPVC double glazed window to the front elevation and radiator.

#### Shower Room

Being fully tiled and being fitted with an oversized shower, low flush WC, pedestal wash hand basin, heated chrome towel ladder, recessed spotlights and an obscure UPVC double glazed window to the side elevation.

#### Rear Hallway

Returning to the lounge, a door leads off to the rear hallway, having an obscure UPVC double glazed external door leading out to the rear, stairs leading up to the first floor, radiator and door to:-

#### Utility Room

Being fitted with a selection of wall and base units with a granite effect work surface, inset stainless steel sink and drainer, space and plumbing for a washing machine and tumble dryer, internal door to the garage and a UPVC double glazed window to the rear elevation.

#### First Floor Landing

Having doors off to:-

#### WC

Having an oak floor and being fitted with a low flush WC, pedestal wash hand basin with tiled splashback, radiator and a Velux style window to the rear elevation.

#### Bedroom Three

13'6" x 9'7" (4.12 x 2.93)

Having a UPVC double glazed window to the front, access to eaves storage, radiator, eaves storage and an opening to a dressing room with shelved storage and clothes rails.

#### Bedroom Four

13'10" x 11'3" max (4.24 x 3.43 max)

Having a UPVC double glazed window to the front and rear elevations, radiator and access to eaves storage.





### Garage

A very good sized garage by virtue of the corner plot, with an electrically operated up and over door, power, light and courtesy door to the utility room.

### Exterior and Gardens

To the front of the property there is a gravelled driveway affording off road parking for two vehicles.

At the rear there is a beautifully landscaped rear garden with an excellent degree of privacy, being mainly laid to lawn with raised, planted borders, patio and decking areas, a selection of mature trees and a covered hot tub which is available by negotiation.

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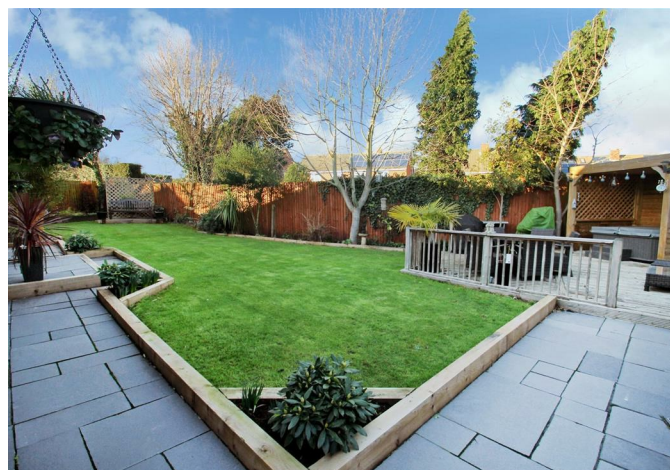
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FLOOR PLANS (if shown)  
Floor plan is not to scale but meant as a guide only.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



  
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