



### 3 The Lime Kilns

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

Offers Over £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.

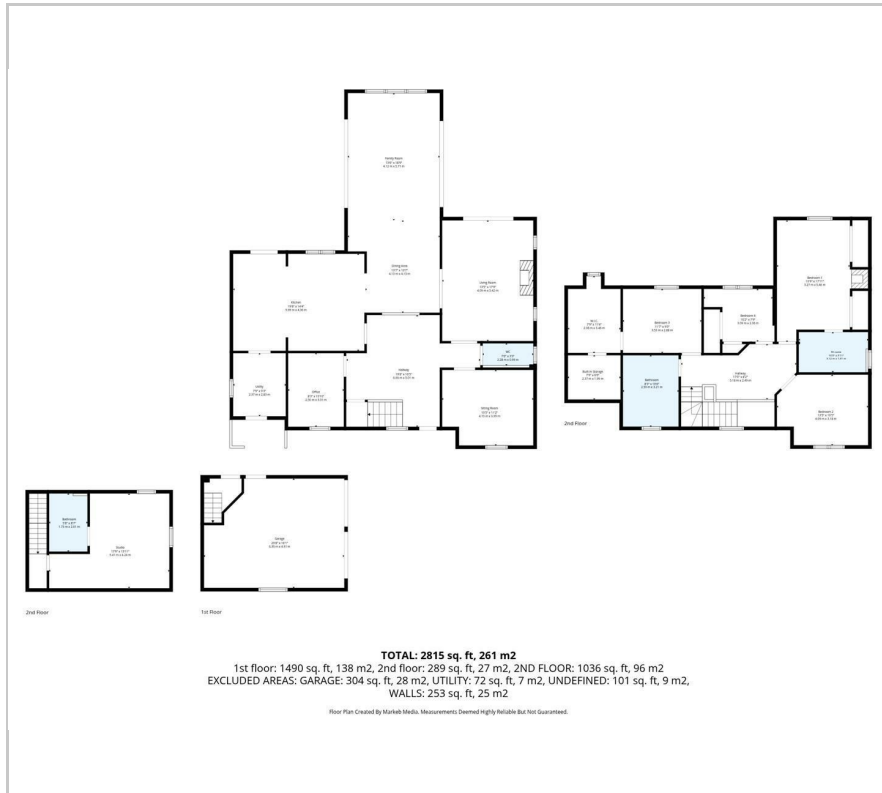
At the heart of the home is the impressive extended living kitchen - a superb open-plan space designed for modern family life and entertaining. The room seamlessly connects cooking, dining and relaxing areas with doors opening onto the garden, creating a light-filled space that naturally brings the outdoors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

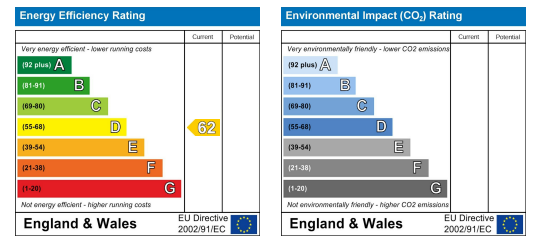
# Floor Plan



# 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.