

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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46 SWITHLAND LANE, ROTHLEY, LE7 7SE

ASKING PRICE £675,000

No Chain. Delightful vastly improved and refurbished traditional bay fronted semi detached family home on a large plot overlooking the Main Line Steam Trust Railway and open fields to rear. Sought after and convenient tree lined road within easy reach of the village centre including shops, schools, public houses, restaurants, Rothley Park Golf Club and easy access to major road links. Immaculate contemporary style interior including original panelled interior doors, wooden flooring, feature open Victorian style fireplace, refitted kitchen and shower room, gas central heating and UPVC SUDG. Spacious accommodation offers open porch, entrance hall, separate WC, lounge, dining kitchen, utility room and study. Three double bedrooms (main with en suite shower room) and family bathroom. Driveway to large brick built garage. Front and large sunny rear gardens. Viewing recommended. Carpets and blinds included.



TENURE
FREEHOLD

COUNCIL TAX BAND - E

ACCOMMODATION

Open pitched and tiled hardwood framed open porch with overhead lighting and block paved flooring. Attractive grey composite panel and SUDG front door to:

SPACIOUS ENTRANCE HALLWAY

Woodgrain flooring, double panel radiator, thermostat for central heating system, keypad for burglar alarm and telephone point including broadband. Stairway to first floor. Original white wood panel interior doors to:



REFITTED WC

White suite consisting low level WC and wall mounted sink unit. Wood grain flooring, radiator, extractor fan and wall mounted consumer unit.

UTILITY ROOM

6'9" x 4'9" (2.06 x 1.47)

Range of two tone fitted units in grey and white consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. White quartz fitted working surfaces. Further wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine. Woodgrain flooring, radiator, extractor fan and inset ceiling spotlights.



LOUNGE TO FRONT

16'4" x 12'5" (4.99 x 3.81)

Feature open Victorian style fireplace having ornamental white wooden surrounds, black slate hearth and ornamental cast iron open fireplace. Arch topped alcoves to both sides, double panel radiator, TV aerial point, two matching wall lights and centre light.

REFITTED OPEN PLAN LIVING DINING KITCHEN

24'11" x 15'6" (7.61 x 4.73)

Living dining area with feature inset living flame coal and log effect electric fire with remote control. Wood grain flooring, double panel radiator, power point and TV aerial point for wall mounted flat screen TV. Inset ceiling spotlights and useful under stairs storage cupboard. UPVC SUDG French doors leading to the rear garden.

Refitted kitchen with a range of fashionable pebble grey units with soft close doors consisting inset Franke one and a half bowl single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units including two corner carousel units and three drawer unit. Contrasting white quartz working surfaces above and matching upstands. Inset four ring Bosch induction hob unit, Bosch single fan assisted oven with grill beneath and integrated extractor above. Matching range of wall mounted cupboard units including one tall larder unit. Further integrated appliances include dishwasher and fridge freezer. Woodgrain flooring, inset ceiling spotlights and wired in heat detector. Further storage cupboard housing the Vaillant gas condensing combination boiler for central heating and domestic hot water with digital programmer (new as of 2021) Door to:



STUDY TO REAR

7'2" x 10'3" (2.19 x 3.13)

Radiator, woodgrain flooring and inset ceiling spotlights. Communicating door to garage.

FIRST FLOOR GALLERIED LANDING

White spindle balustrade, double panel radiator and wired in smoke alarm. Double doors to airing cupboard with fitted shelving. Large loft access with extending aluminium loft ladder. Original pine panelled interior doors to:

FRONT BEDROOM ONE

12'6" x 13'11" (3.83 x 4.25)

Double panel radiator, power point and TV aerial point for wall mounted flat screen TV. Door to:



REFITTED EN SUITE SHOWER ROOM

9'2" x 6'5" (2.81 x 1.97)

White suite consisting of a fully tiled walk in shower with glazed shower screen and rain shower above, pedestal wash hand basin and low level WC. Contrasting tiled surrounds including the flooring, inset ceiling spotlights, extractor fan, chrome heated towel rail and wall mounted mirror fronted bathroom cabinet.

BEDROOM TWO TO REAR

13'5" x 11'11" (4.10 x 3.65)

Two double panel radiators and TV aerial point.



BEDROOM THREE TO REAR

10'11" x 11'11" (3.34 x 3.65)

Radiator and TV aerial point.



FAMILY BATHROOM

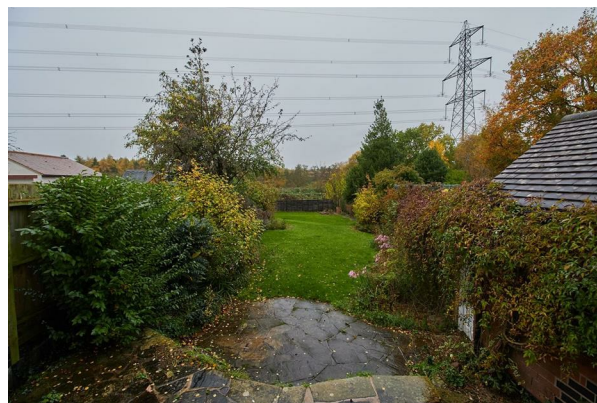
11'3" x 4'11" (3.45 x 1.51)

White suite consisting panelled bath with mixer tap and shower attachment above and glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting half tiled surrounds, woodgrain flooring, radiator, chrome heated towel rail and extractor fan.

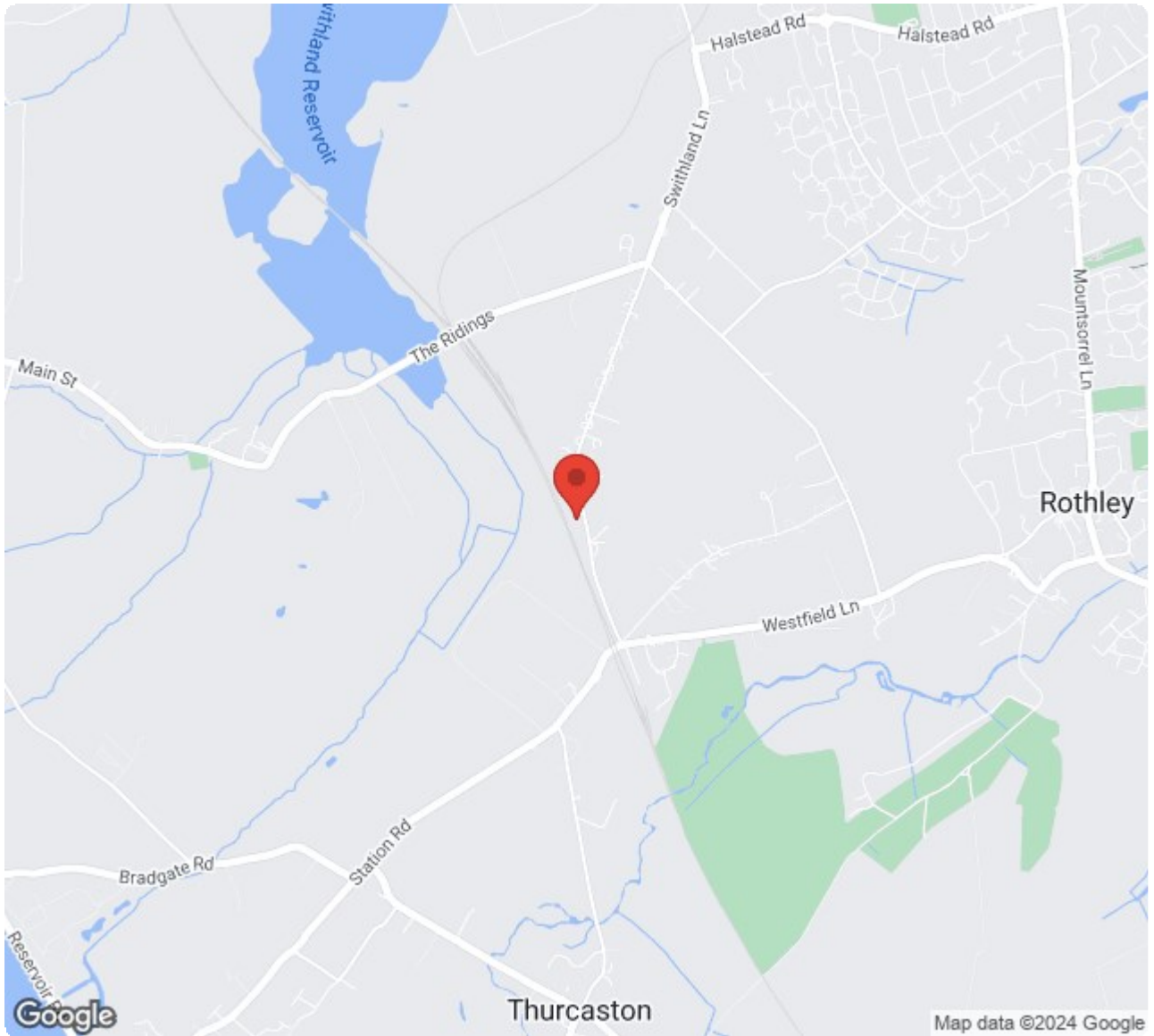


OUTSIDE

The property is set well back from the road, screened behind mature hedging. Full width stone driveway offering ample car parking with outside double power point, leading down the side of the property to the large brick built garage (4.65m x 7.48m) with electric sectional up and over door to front. Garage has three double power points, two fluorescent light strips, cold water tap and window to rear. Wood and glazed door leads to the mature rear garden which is enclosed by panel fencing and mature hedging. Full width slabbed patio adjacent to the rear of the property beyond which the garden is principally laid to lawn with surrounding beds and borders. The garden has a sunny aspect and overlooks the Main Line Steam Trust Railway and open fields to rear.









Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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