



- THREE BEDROOM SEMI DETACHED HOUSE
- GROUND FLOOR WC
- HIGHLY SOUGHT AFTER VILLAGE

- EN-SUITE TO PRIMARY BEDROOM
- OFF ROAD PARKING
- COUNCIL TAX BAND - D

Asking price £324,995

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Located within this highly favourable village comes offered for sale this well presented, modern three bedroom semi-detached house. In brief this ideal family home benefits from an Entrance Hall, WC, Open plan Living/Kitchen/Dining Room, First Floor Landing, Three Bedrooms, En-Suite and Main Bathroom. There is a landscaped, low maintenance Rear Garden and from the front there is block paved Off Road Parking. A viewing is recommended to fully appreciate.

#### ENTRANCE HALL

There are stairs leading up to the first floor landing, fitted cupboard, power point, radiator, under stairs cupboard and doors that lead to:

#### WC

Comprising a low level WC, wash hand basin, radiator and a window to the side aspect.

#### LIVING/KITCHEN/DINING ROOM

27'5 - 10'5 x 18'10 - 11'6 (8.36m - 3.18m x 5.74m - 3.51m) Benefiting from a window and patio doors to the rear aspect, radiator, power points and to the Kitchen area there are a range of wall and base units with work surfaces, a sink with

mixer tap and drainer, integral fridge/freezer, integral oven, hob with extractor, power points and a window to the front aspect.

#### FIRST FLOOR LANDING

There is access to the loft, power point and doors that lead to:

#### PRIMARY BEDROOM

13'1 - 9'11 x 8'10 (3.99m - 3.02m x 2.69m) Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes and a door that leads to:

#### EN-SUITE

Comprising a low level WC, wash hand basin, walk in shower, radiator and a window to the front aspect.

#### BEDROOM

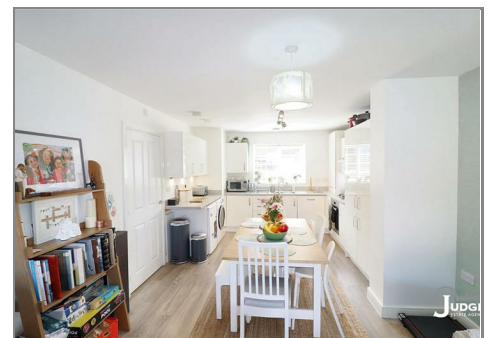
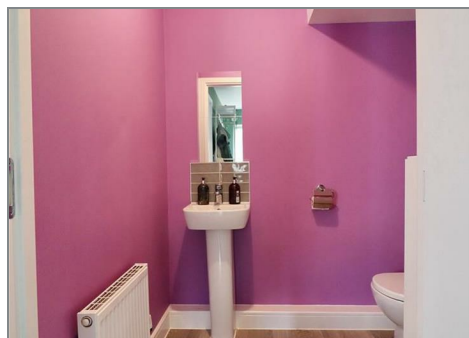
11'5 x 10'2 (3.48m x 3.10m) Having a window to the rear aspect, radiator and power points.

#### BEDROOM

11'5 x 8'4 (3.48m x 2.54m) There is a window to the rear aspect, radiator and power points.

#### BATHROOM

Comprising a low level WC, wash hand basin, bath, complimentary tiling, extractor and a radiator.







#### REAR GARDEN

A landscaped, low maintenance garden with a patio and mainly artificial lawn garden.

#### PARKING

From the front there is brick paved off road parking.

#### ROTHLEY VILLAGE

Rothley village is ideally placed for access to the University town of Loughborough and the City of Leicester and the M1 Motorway. The combined villages of Rothley, Mountsorrel and Quorn offer a good range of facilities and amenities which include schooling, shopping, places of worship and recreational pursuits. There are regular direct bus routes to Loughborough and Leicester city centre for employment and recreation needs.

#### MEASUREMENTS

Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

#### MONEY LAUNDERING

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

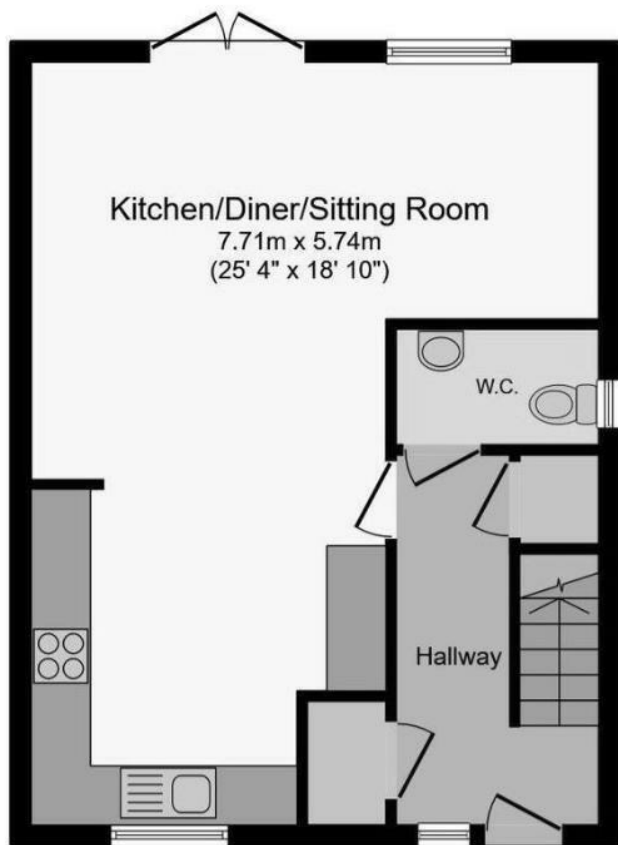


3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

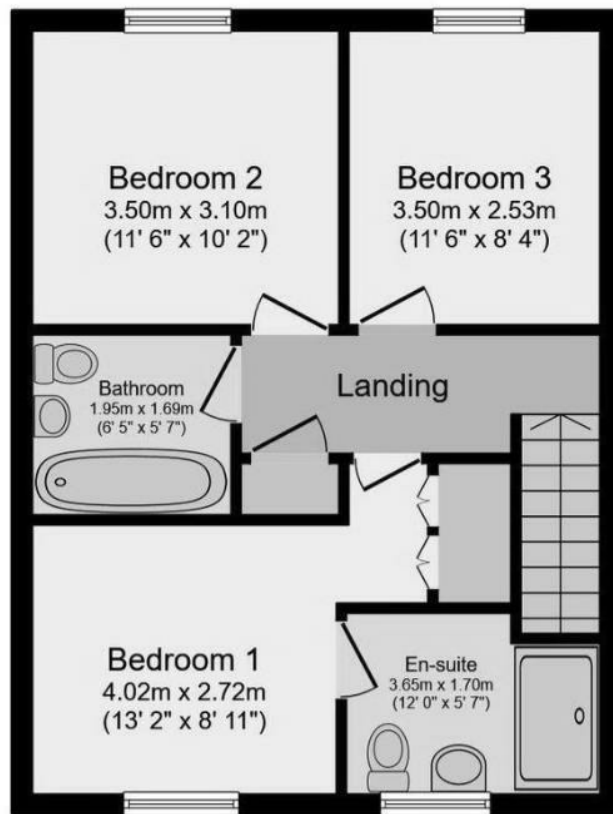
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. JUDGE ESTATE AGENTS LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.





Ground Floor



First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
(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	

