

Alexanders



Sheppard Way

Rothley

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- Four-bedroomed family home
- Double width elevated plot
- Huge amount of upgrades and log burner
- Feature integrated kitchen/dining room
- Two further reception rooms
- Beautifully landscaped gardens
- Detached garage and ample parking
- EPC Rating B / Council Tax Band E / Freehold

General Description

A stunning four-bedroomed family home in the heart of Rothley Meadows development(William Davis Homes) with an attractive outlook nestled in an elevated position occupying a double width plot. This property has undergone many upgrades to a high specification with a contemporary spacious feel throughout.

This home has the benefit of over five years remaining of the 10-year NHBC warranty.

Location

The property is situated around a traditional village green in Rothley which is a particularly well-served Charnwood Forest village that offers extensive local facilities including popular pubs, restaurants, shops and a school.

It is particularly well-placed for fast access to Loughborough, Leicester and the M1 at Markfield. Local facilities include Rothley Park Golf Club, Rothley Court Hotel / Restaurant, Soar Valley Leisure Centre and local beauty spots such as Swithland Reservoir and Bradgate Park.



Accommodation Summary

Storm porch, hallway, living room, study, kitchen/dining room, utility, cloakroom, four bedrooms, en-suite, family bathroom.

Outside: the property sits in an elevated position with a green area to the front. The double width plot offers parking for several vehicles, detached single garage with own alarm, landscaped rear garden, custom-built shed, area for hot tub and outside electrics.

Agents Note

Fantastic plot and specification, in this highly desirable location on Rothley estate.

Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders East Midlands (01664) 896332.

Tenure

Freehold. Management charges of £328.00 per annum.

Services

We are advised that mains gas, electricity, water, and drainage are connected.

Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leics, LE11 2TU (Tel: 01509 263151). Council Tax Band E.

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

Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.



Ground Floor

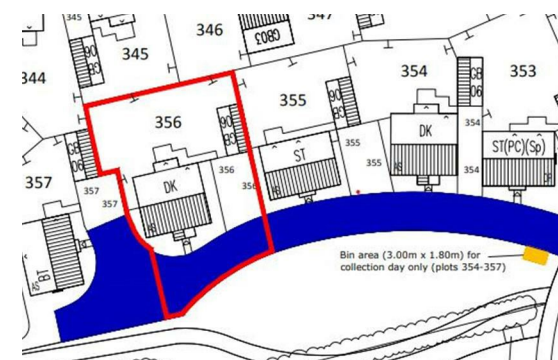
Approx. 82.6 sq. metres (889.0 sq. feet)



Total area: approx. 140.6 sq. metres (1512.9 sq. feet)

First Floor

Approx. 58.0 sq. metres (623.9 sq. feet)



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Melton Mowbray
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Email: melton@alexanders-estates.com

Important Information

Viewing - To arrange a viewing, please contact the Melton Mowbray Sales Team on 01664 896332.

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.

General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.