



Rothley Road, Mountsorrel, LE12 7JS



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

A DELIGHTFUL AND VERY WELL PRESENTED MID TERRACE COTTAGE SITUATED A SHORT DISTANCE FROM 'THE GREEN' IN THIS POPULAR CHARNWOOD VILLAGE OFFERING IMMENSE CHARACTER AND ORIGINAL FEATURES THROUGHOUT.

This very well presented mid terrace cottage is situated close to the village centre and offers good sized accommodation with character features including stripped pine internal doors, original fire grates, exposed brickwork and has gas central heating and UPVC double glazing. It briefly comprises living room, dining room, fitted kitchen, landing, 2 double bedrooms and refitted bathroom. Outside has off road parking to the front for 1 car (limited size) and a generous sized mature garden to the rear.





Key Features

- STYLISH MID TERRACED COTTAGE
- POPULAR VILLAGE LOCATION
- GAS CENTRAL HEATING AND upvc DOUBLE GLAZING
- LIVING ROOM, DINING ROOM, FITTED KITCHEN
- LANDING 2 DOUBLE BEDROOMS, REFITTED BATHROOM
- OFF ROAD PARKING TO FRONT
- GOOD SIZED MATURE REAR GARDEN

**Offers In The Region
Of
£220,000**

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 words location:- doormat.tall.endlessly

ACCOMMODATION IN DETAIL

GROUND FLOOR

LIVING ROOM

11'6" x 11'2" (3.51m x 3.40m)

With window and door to front, radiator, pine fire surround with cast iron and tiled grate, oak flooring and coving, glazed door to dining room.

DINING ROOM

11'6" x 12' min (3.51m x 3.66m min)

With window to rear, door to staircase with understairs cupboard, radiator, exposed brick feature chimney breast, original stripped pine cupboard and drawers to alcove, oak flooring, door to kitchen.

KITCHEN

6' x 8'11" (1.83m x 2.72m)

With window and stable door to side, range of fitted base and wall units with cream shaker style fronts, wood block work surfaces, 'Belfast' sink, gas hob with electric oven below, integrated fridge freezer, contrasting tiled splashbacks, spot lights.

FIRST FLOOR

LANDING

With radiator and loft access with pull down ladder.

BEDROOM 1

12'11" x 11'4" (3.94m x 3.45m)

With window to front, radiator, original fire grate, built in wardrobe.

BEDROOM 2

9'11" x 12' (3.02m x 3.66m)

With window to rear, radiator and cast iron fire grate.

BATHROOM

7'6" x 8'11" max (2.29m x 2.72m max)

With window to rear, stylish white suite comprising w/c, vanity unit with sink bowl, bath with shower over and glazed screen, tiled splashbacks with contrasting grouting, attractive tiled floor, airing cupboard housing the combination boiler, heated towel rail.





OUTSIDE

OFF ROAD PARKING

Gated entry give private access to the rear garden.

REAR GARDEN

With extensive patio and steps down to a long lawned area, brick store/utility area, shrubs and bushes, further patio to the bottom of the garden.

Purchasing Procedure

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Market Appraisals

If you have a house to sell then we offer a Free Valuation, without obligation.

Surveys

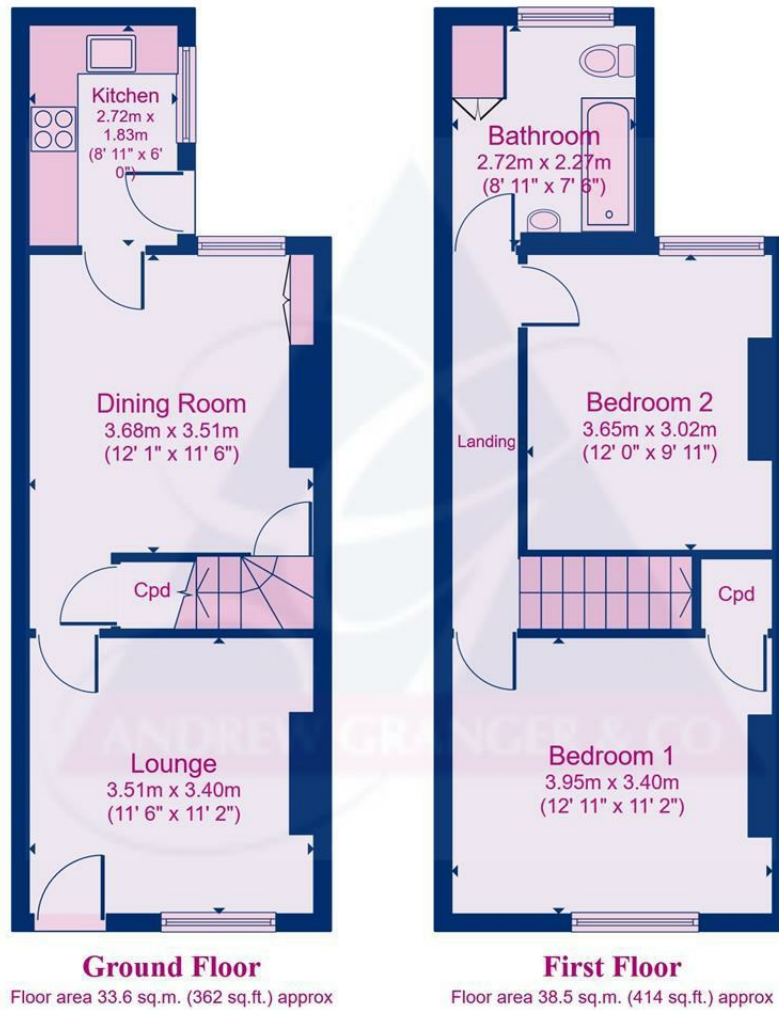
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our surveying department on 0116 2429933.

Conveyancing

We would be delighted to offer the services of our associated firm, Jephson Legal, who offer very competitive quotes for conveyancing. If you would like a quotation, please speak to one of our sales team who would be happy to arrange this.



Floorplan



Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - E

Tenure - Freehold

Council Tax Band - B

Local Authority
Charnwood Borough Council

Disclaimer: All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.



To arrange a viewing please contact our Loughborough office on 01509 235534



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