



Forge End Rothley LE7 7NY



Key Features

- STYLISH 3 STOREY DETACHED HOUSE
 - SMALL PRIVATE COURTYARD DEVELOPMENT CLOSE TO THE VILLAGE CENTRE.
- GAS CENTRAL HEATING AND SEALED UNIT DOUBLE GLAZING
 - ENTRANCE PORCH, HALL, CLOAKROOM/W.C.
- OPEN PLAN LOUNGE/DINING ROOM WITH CONSERVATORY OFF
 - FITTED KITCHEN, UTILITY ROOM AND STUDY
- MASTER BEDROOM, EN SUITE SHOWER ROOM AND DRESSING ROOM,
 - 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- DRIVEWAY AND SINGLE GARAGE, PRIVATE REAR GARDEN.
 - NO CHAIN





The Property

A STYLISH FULLY REFURBISHED 4 BEDROOM 3 STOREY DETACHED COTTAGE STYLE HOME SITUATED IN A PRIVATE COURTYARD DEVELOPMENT CLOSE TO THE HEART OF THIS SOUGHT AFTER VILLAGE. THE PROPERTY HAS BEEN REFITTED AND COMPLETELY REDECORATED INSIDE AND OUT AND NEWLY RECARPETED.

This attractive property is situated in a private courtyard development close to the centre of the village and is one of nine very stylish and interesting properties. It is convenient for local shops, schools and other facilities. Rothley is well placed for access to Leicester and Loughborough and also the motorway network.

Gas central heating, sealed unit double glazing in wooden frames, newly fitted Oak veneer internal doors entrance porch, hall, cloakroom/w.c., newly refitted breakfast kitchen, utility room, study, large open plan lounge/dining room with conservatory off. First floor landing, master bedroom with patio doors on to balcony, newly refitted en suite shower room, fitted dressing room, bedroom 2 and family bathroom, separate staircase to 2nd floor where there are 2 further bedrooms.

Outside offers a shared access driveway leading to off road parking and a single garage, to the rear is a private and secluded garden with patio areas, lawn etc.

VIEWINGS & DIRECTIONS

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

What 3 words location:- stuff.boat.gent

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE PORCH

With entrance door to hall.

HALL

With wood flooring, radiator, staircase to the first floor, feature curved wall.

CLOAKROOM/W.C.

With window to side, w.c., wash basin with vanity cupboard below, tiled splashbacks, radiator, extractor fan and wood flooring.

KITCHEN

12'11" x 9'6"

With windows to front and side, newly refitted with flush fronted base, drawer and wall units, thin profile work surfaces and breakfast bar, inset one and a half bowl textured sink and drainer, Neff 5 ring gas hob, Neff split level fan oven, stylish Neff black glass cooker hood, integrated dish washer and fridge freezer, tiled splashbacks, tiled floor, radiator, downlights.

UTILITY ROOM

4'10" x 8'6"

With half glazed door to side, newly refitted base unit and thin profile work surface, stainless steel sink top, space and plumbing for washing machine and space for further appliance, recently installed ATAG central heating boiler with 10 year guarantee, set into cupboard, tiled floor, radiator.

STUDY

7' x 6'2"

With internal window to conservatory, radiator, wood flooring.

OPEN PLAN LOUNGE/DINING ROOM

22'10" plus bay x 13'1"

With bay window and patio doors to rear, further window to the side, decorative central chimney breast (we believe that the chimney has been removed above the first floor), wood flooring, radiators, downlights. Archway to conservatory.

CONSERVATORY

6'8" x 13'7"

With double glazed widows to side and patio doors to rear, double glazed roof, wood flooring.

FIRST FLOOR LANDING

With window to side, door to staircase leading to the second floor, radiator.

MASTER BEDROOM

17'10" max x 13'2"

With 2 windows to side and patio doors to the rear leading onto a timber balcony, radiator, wardrobe space with hanging rails.

EN SUITE SHOWER ROOM

6'4" x 7'9"

With window to side, newly refitted stylish white suite comprising w.c. with concealed cistern, vanity unit with wash basin with heated and illuminated mirror above, double shower cubicle with over head shower plus further hand held shower attachment, attractive wall tiling and vinyl flooring, heated towel rail.

DRESSING ROOM

9'11" x 8'3"

Fitted with an extensive range of wardrobes and cupboards.

BEDROOM 2

13' x 9'10"

With window to front and radiator.





SECOND FLOOR

BEDROOM 3

23'6" max x 10'1" max floor measurement

With window to front and 2 rooflights, radiator, wall lights and ceiling downlights and storage cupboards, door to bedroom 4.

BEDROOM 4

21'8" x 10' max floor measurement

With window to rear, rooflight, wall lights and ceiling downlights and radiator.

OUTSIDE

Front garden area with shrubs and trees, shared access gravel driveway leads to gravel hard standing and garage. Private rear garden with patio areas, lawn and gated side access.

GARAGE

Single garage with twin timber doors to the front, window and door to side.

EPC

Rating: 'C'

Council Tax Band

Council Tax Band: 'F'

Service Charge

Please note, each property pays a service charge, currently £15 per month, to Forge End Management Company, this covers maintenance of the private roadway and pavements.

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 we have a legal obligation to carry out Anti-Money Laundering checks on all purchasers prior to instructing solicitors to proceed with the sale. There is a £30, inclusive of vat, charge per person for processing these checks through a third-party firm. These are not a credit check and will not leave a footprint on your credit file.

Market Appraisals

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

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.



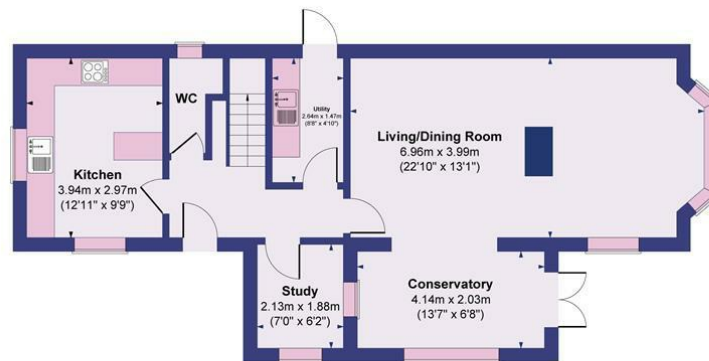






Floorplan

Approximate Gross Internal Area
192.0 sq. m. (2068 sq. ft.)



Ground Floor
Floor Area 73.7 sq.m. (794 sq.ft.) approx



Second Floor
Floor Area 56.8 sq.m. (612 sq.ft.) approx



First Floor
Floor Area 61.5 sq.m. (662 sq.ft.) approx

Not to scale, for layout reference only. All Measurements are Approximate
Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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