



Forge End, Rothley, LE7 7NY


**ANDREW
GRANGER & CO**


Part of

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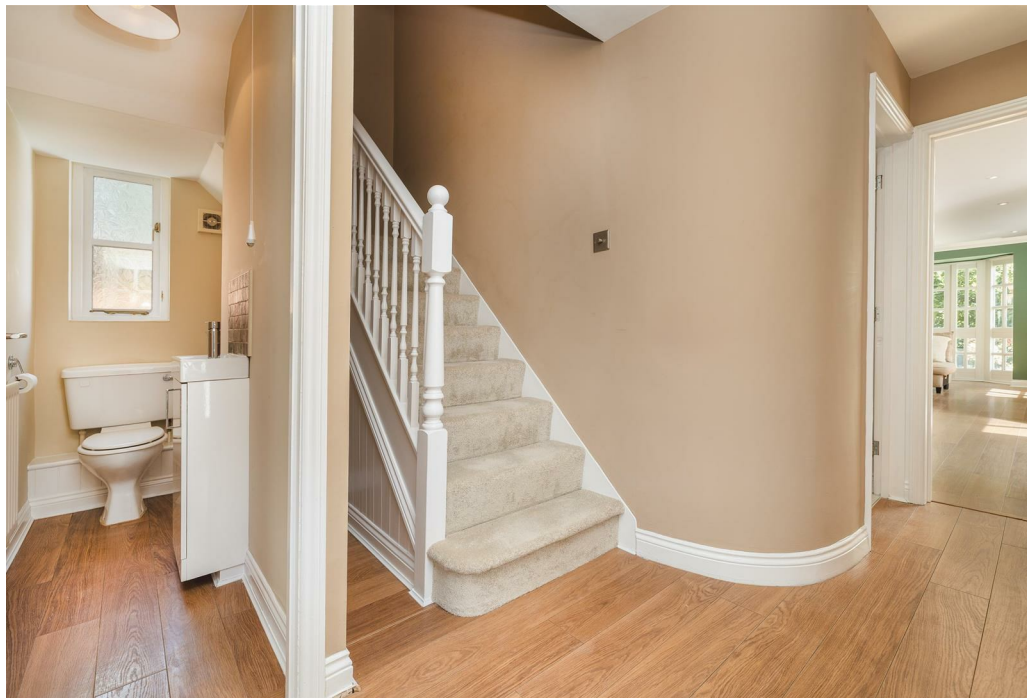
Property Description

AVAILABLE NOW

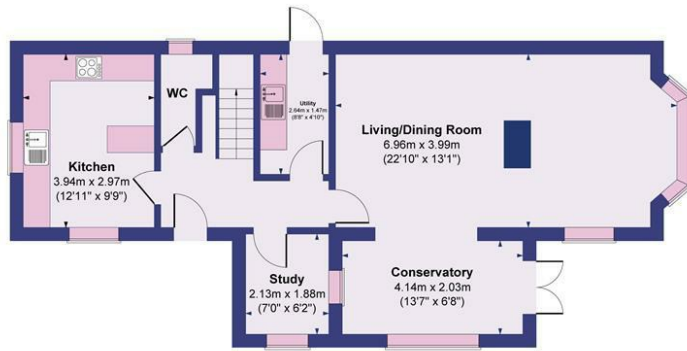
A stylish fully refurbished four bedroomed three story detached cottage style home situated in a private courtyard has been refitted and completely redecorated throughout and newly recarpeted. This attractive property is situated in a private courtyard development close to the centre of the village and 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 two and family bathroom, separate staircase to 2nd floor where there are two 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.

EPC - C
Council Tax Band - F

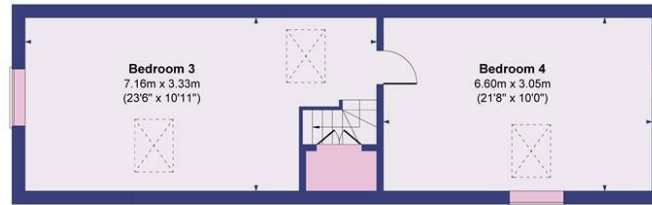




Approximate Gross Internal Area
192.0 sq. m. (2068 sq. ft.)



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

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
- MASTER BEDROOM, EN SUITE SHOWER ROOM AND DRESSING ROOM,
- DRIVEWAY AND SINGLE GARAGE, PRIVATE REAR GARDEN.
- COUNCIL TAX BAND - F
- EPC - C
- AVAILABLE NOW

PCM
£2,050 PCM

EPC Rating -

Tenure -

Council Tax Band - F

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 and it 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.

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