

Holdings

A Modern Estate Agent



7 Bates Hollow

Rothley, Leicester, LE7 7RT

£275,000



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Upon entering the property via the entrance hallway this provides access onto the lounge and downstairs w/c. The lounge is plentiful in size and has a light and airy feel from the moment you enter. Leading from this is the kitchen diner which has been upgraded when purchased brand new, the luxury kitchen diner affords plenty of space for a dining table and chairs with French doors and a rear elevation window, overlooking the garden and both fitted with a stunning range of folding shutters. Kitchen features include an inset stainless steel one and a half bowl sink with mixer tap and drainer, plumbing for a washing machine, space for a further appliance, space for a full height fridge/ freezer, an integrated AEG oven/ grill, four ring AEG stainless steel hob with extractor hood above, a concealed gas central heating boiler and useful built in under stairs storage cupboard, all presented with a wood effect flooring and worksurfaces.

Ascend onto the first floor and you will find three well proportioned bedrooms, en-suite and family bathroom. The master bedroom is spacious and has a 'green leafy' outlook and has the added benefit of an en-suite which is fitted with a shower unit, low flush w/c and pedestal wash hand basin. The family bathroom is fitted with a three piece suite comprising a panelled bath with tiled surround, pedestal wash hand basin and low level w.c. Having a tiled effect flooring, a heated towel rail and obscure glazed window to the side.

To the outside of the property there is a driveway to the front of this home with space for two cars. To

the rear the garden has been landscaped and is fully fenced and enclosed with a paved patio and lawn beyond. There is a slate chip stepped pathway leading to a rear decked seating area, with raised flowerbeds adjacent, there is also a plentiful storage shed in the garden.

An internal viewing comes highly recommended to appreciate the level of accommodation on offer.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.
2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.
4. 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 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. Neither Holders Estate Agents nor its agents have any authority to make or

give any representation or warranty concerning this property.



Road Map



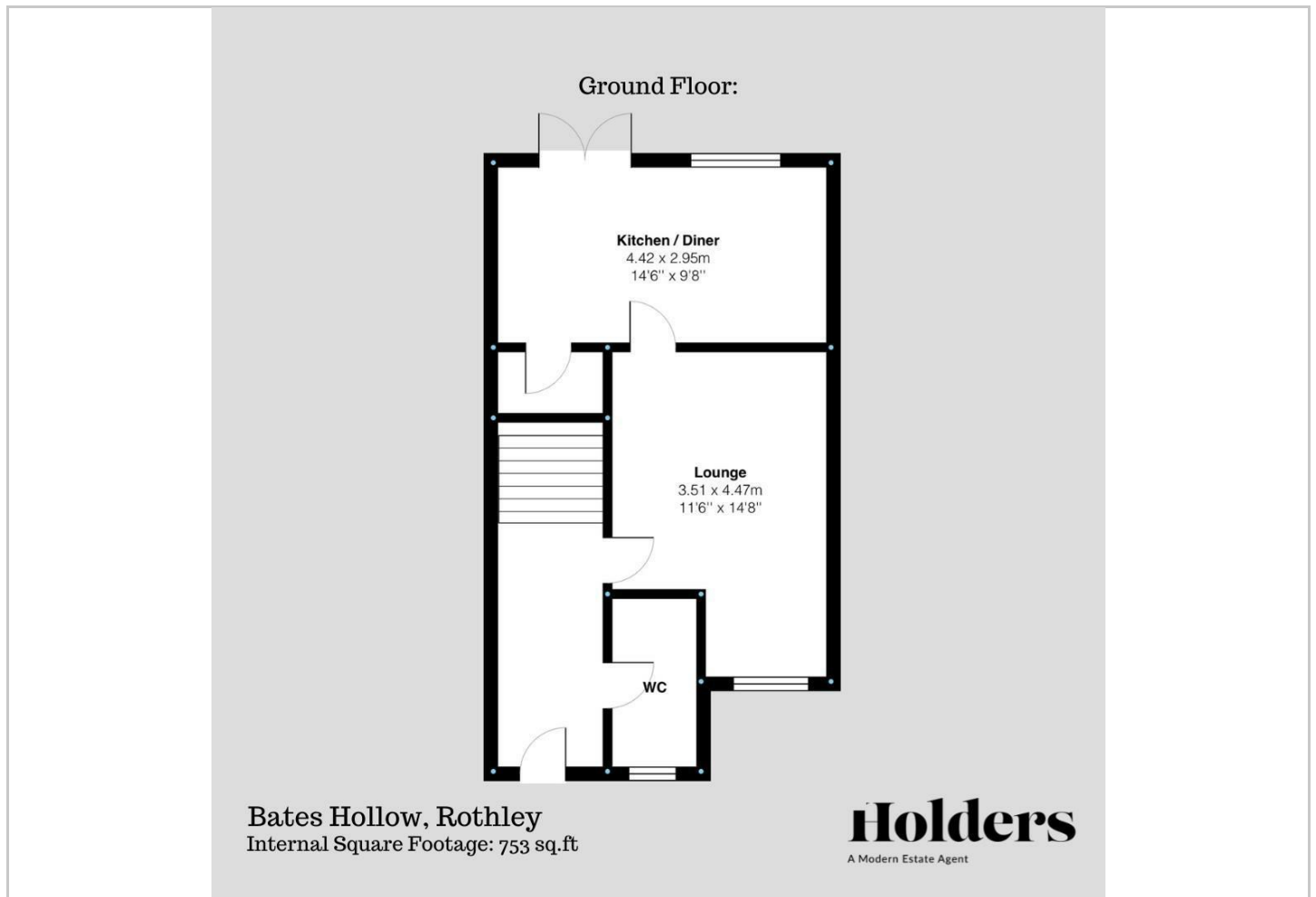
Hybrid Map



Terrain Map



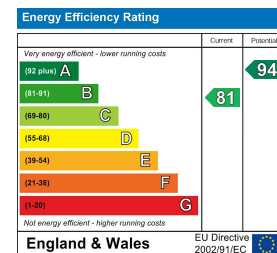
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.