



Homefield Lane | | Rothley | LE7 7NE

Asking price £475,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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Occupying a beautiful position on a leafy lane, this large detached bungalow offers a superb opportunity for those looking for a sought after address and a property with potential. The bungalow has a good garden and driveway frontage and a large, yet private rear garden. The accommodation has GCH and DG, with large hallway, lounge, dining kitchen, three bedrooms, bathroom and double garage. Making an outstanding renovation/refurbishment opportunity within a much sought after position. No Upward Chain.

Large Detached Bungalow	Sought After Address
Attractive Leafy Lane	Substantial Garden Plot
In Need Of Modernisation	Three Bedrooms
Living Room and Dining Kitchen	Double Garage and Driveway
Walking Distance to Shops	No Upward Chain

Entrance Porch

A Upvc porch with timber entrance door to the hallway.

Entrance Hall

A large hallway with cloak cupboards and access to the integral double garage.

Living Room

A large living room with feature fireplace, window to the front and sliding patio door to the rear.

Dining Kitchen

A large kitchen with window and door to the rear, an ample range of wall and base mounted units and a floor mounted gas central heating boiler.



"Set in a lovely leafy lane"



Bedroom 1

With dual aspect windows to the front, this room could also be used as a separate dining room.

Bedroom 2

With window to the rear.

Bedroom 3

With window to the rear.

Bathroom

With a three piece coloured suite, window to the side.

Double Garage

With an internal door to the hallway, a sink unit, window to the side and an up/over door to the front.

Outside

The property has a good size frontage with driveway, mature gardens and trees (with TPO). The rear garden is sizeable yet private, with a beautiful array of mature shrubs and plants, lawn and patio.

The Area

The property is situated in Rothley Village, a much sought after location popular with those enjoying the many facilities of the village, such as pubs, restaurants, shops and other amenities. The Rothley Golf Course is adjacent, whilst the world famous Great Central Railway Heritage line is a short stroll away. The village of Rothley is perfectly placed to access nearby Loughborough, Leicester, A6/M1/M69 and A46 road network and excellent countryside walks at Bradgate Park.

Extra Information

- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.
- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed



by the buyer's solicitor before agreeing to purchase.

- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.

- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.

- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.

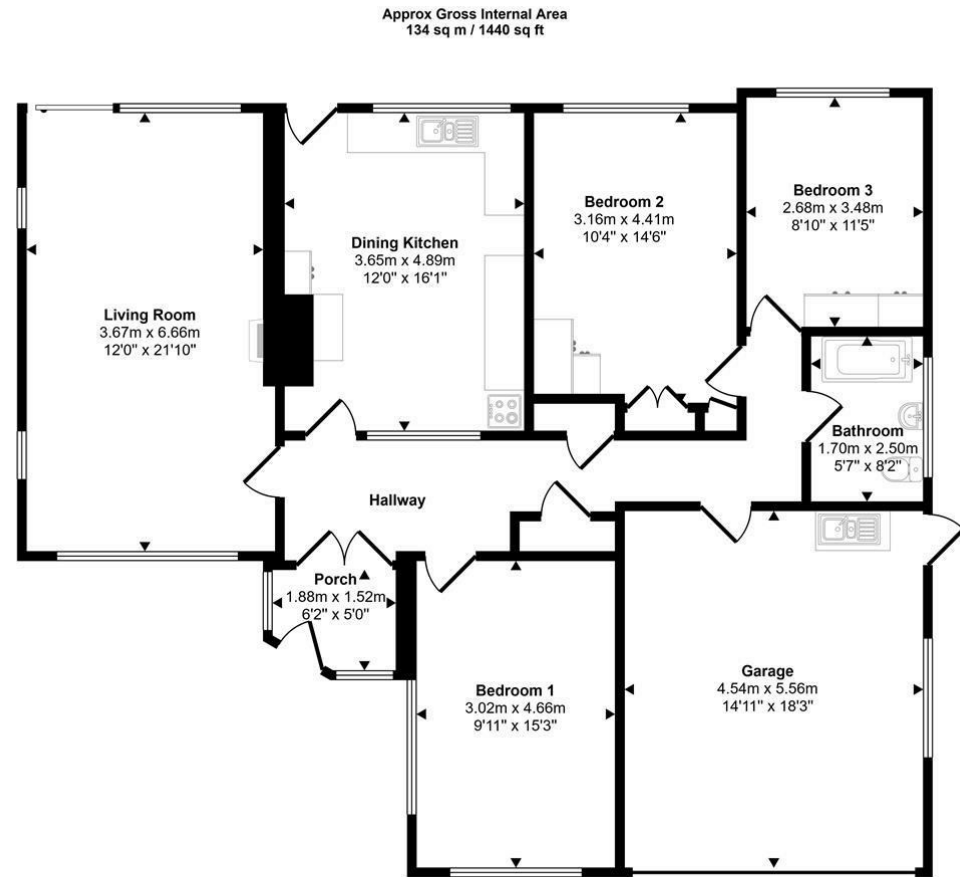
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.

- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



*"Offering
excellent
potential"*





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

16 Churchgate
Loughborough
Leicestershire
LE11 1UD
01509 977 889
sales@richard-harrison.co.uk