



**Rowe Leyes Furlong, Rothley**

**welcome to**

## **Rowe Leyes Furlong, Rothley Leicester**

Occupying a delightful tucked away position in this cul de sac location in Rothley, this appealing four bedroom detached family home offers spacious family living space with two reception rooms plus conservatory, master bedroom with ensuite, ample parking and garage, Please call to arrange a viewing.

### **Entrance Hallway**

The property is entered via a front door into the entrance hallway which has wood laminate flooring, a radiator, stairs rising to the first floor with a handrail and balustrades, a useful under stairs storage, the alarm keypad and doors off to all ground floor rooms.

### **Ground Floor Wc**

Ground floor wc has ceramic tiled flooring, has a wash hand basin with storage beneath, low level wc, a radiator and a double glazed sealed unit to the rear.

### **Lounge**

16' 2" x 11' 7" ( 4.93m x 3.53m )

The lounge offers a delightful living space which has been recently redecorated, has wooden flooring, a feature gas coal effect fire with marble hearth and mantel piece over, there is a UPVC double glazed window to the front elevation, television aerial point, two double panel radiators and patio doors which open onto the conservatory.

### **Dining Room**

11' 3" x 9' 3" ( 3.43m x 2.82m )

The dining room provides a formal dining space, however can also be utilised as additional reception room or family room. Has a UPVC double glazed bay window to the front elevation and a radiator.

### **Kitchen**

11' 3" x 7' 11" ( 3.43m x 2.41m )

Kitchen has tiled flooring, fitted with a range of white base and wall mounted units with roll edge work surfaces over, there is a gas hob with overhead extractor hood, electric oven, one and half bowl sink with a drainer, mixer tap and complementary tiled splashbacks. There is space and plumbing for a dish

washer and washing machine and space for a fridge and freezer. There is a sealed unit double glazed window to the rear and a back door which opens onto the rear garden.

### **Conservatory**

11' 5" x 9' 6" ( 3.48m x 2.90m )

Conservatory has ceramic tiled flooring, has a brick base with UPVC double glazed windows to the side and rear elevations. There is a gas wall heater and French doors which open onto the rear garden.

### **First Floor Landing**

First floor landing has stairs rising from the ground floor, access to the loft, a radiator and airing cupboard housing the hot water cylinder and doors off to all first floor rooms.

### **Bedroom One**

11' 6" x 11' 4" ( 3.51m x 3.45m )

Bedroom one has a range of fitted bedroom furniture including a four door built in wardrobe with hanging rail and shelving, laminate flooring, a television aerial point, a UPVC double glazed window to the front elevation and a radiator and a door to the ensuite.

### **Ensuite**

The ensuite has partially tiled walls and is fitted with a suite that comprises of corner shower cubicle, with mains fed shower over on mixer, pedestal wash hand basin, low level wc, sealed unit double glazed window to the rear and a radiator.

### **Bedroom Two**

11' 8" x 7' 10" ( 3.56m x 2.39m )

Bedroom two has a UPVC Double glazed window to the front and a radiator.





### **Bedroom Three**

8' 2" x 8' 1" ( 2.49m x 2.46m )

Bedroom Three has a sealed unit double glazed window to the rear and a radiator.

### **Bedroom Four**

6' 10" x 6' 4" ( 2.08m x 1.93m )

Bedroom four has a UPVC double glazed window to the front and a radiator.

### **Family Bathroom**

Family bathroom is in immaculate condition, partially tiled walls, and a white suite comprising of panelled bath with mixer tap, pedestal wash hand basin, low level wc, a radiator and a sealed unit double glazed window to the rear.

### **Outside**

Outside to the front of the property there is a tarmacked driveway which provides ample off road parking, security lights, hammer head turn, with access to the garage. The front garden is beautifully laid out, with a shaped lawn, with established shrub and flower borders, with a pathway that leads to the front door. Fencing to the boundary and side gated access to the rear garden.

### **Rear Garden**

Rear garden has side gated access, a pathway which leads over a gravelled seating area, decorative inset cobbling, which leads to a shaped lawn with established borders, an outside tap, outside ring security lighting system and fencing to boundaries.

### **Garage**

16' 1" x 8' 9" ( 4.90m x 2.67m )

This is a brick garage with up and over door to the front, eaves storage space, power and light, double external socket to the side and a rear personal door.



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## Rowe Leyes Furlong, Rothley Leicester

- Cul de Sac location in Rothley
- Highly maintained by current owner
- Accommodation over two floors
- French patio doors
- Conservatory

Tenure: Freehold EPC Rating: D

offers over

**£400,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Awaiting Photograph

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