



Rothley Road, Mountsorrel Loughborough LE12 7JX

welcome to

Rothley Road, Mountsorrel Loughborough

****FOR SALE**** A deceptively spacious and well extended bungalow occupying a sizeable plot in the highly sought after village of Mountsorrel. Property has been well extended to the rear, UPVC double glazing, gas fired central heating, detached double garage. Internal viewing is highly recommended.

Entrance

Property is entered via a front door into the entrance hallway which has doors leading off to all rooms, a useful built in store cupboard with hanging rail and shelving, double radiator and double multi pane doors that open to the lounge.

Lounge

26' 1" x 13' 3" (7.95m x 4.04m)

Lounge has been extended to the rear, a light and airy room which has a feature coal effect fire with marble hearth and back cloth, ample space for a dining table and chairs, with seating areas and patio doors which open onto the rear garden, with a door to the breakfast kitchen.

Breakfast Kitchen

14' 2" x 9' 6" (4.32m x 2.90m)

Breakfast Kitchen has a ceramic tiled floor, a range of bae and wall mounted units with roll edge work surfaces over. There is a gas hob with overhead extractor, double electric oven, integrated dishwasher and washing machine, space for fridge and freezer, single sink with drainer and tiled splashbacks, double glazed window to the rear and back door to the rear garden.

Bedroom One

17' 1" x 9' 2" (5.21m x 2.79m)

Bedroom one has double glazed windows to the front and side elevations, two double radiators, television aerial point.

Bedroom Two

13' 1" x 12' 6" (3.99m x 3.81m)

Bedroom two has double glazed window to the side elevation, double panel radiator and provides access to the loft.

Loft

Loft space is accessed from the hatch in the second bedroom and provides scope for conversion for two additional accommodation to the relevant planning consents.

Bathroom

Bathroom is fully tiled and has a suite that comprises of double shower enclosure, with electric shower over, low level wc and wash hand basin set in vanity unit, airing cupboard incorporating the combination boiler, a radiator and double glazed window to the side with inset ceiling spotlights.

Outside

A particular feature of the property is the outside space. To the front there is a sizeable block paved driveway providing off road parking for a number of vehicles, well stocked and established flower borders with walled boundaries and side access to the rear. To the rear there is a tarmacked driveway which provides further parking and access to the garage, patio seating area, shaped lawn with established borders with steps that lead up to a further seating space, and beyond that there is an additional garden space which is mainly paved with inset borders and being fenced and enclosed to the boundaries.

Double Garage

There is a detached double garage with twin electric roller doors to the front, which provides additional car standing or can easily be converted to additional living space subject to relevant plans, with power and light and a double glazed window to.





Brick Store

There is an additional brick store to the rear of the garage which provides further storage space with power and light.



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- Detached bungalow
- Well extended to the rear
- UPVC double glazing
- Detached double garage
- Sizeable reception hallway with built in storage

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£380,000



Floor Plan

Outbuilding

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

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Property Ref:
LBH115272 - 0005

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