



Wellsic Lane, Rothley



**Offers over £290,000**

- EXTENDED SEMI-DETACHED
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- THREE BATHROOMS
- CENTRAL VILLAGE LOCATION
- CLOSE TO SHOPS, BARS & RESTAURANTS
- FREEHOLD
- EPC rating D



A deceptive and generous semi-detached family home occupying central Village location with countryside walks, shops, cafes and pubs just a short stroll away along with locally renowned gastro eatery country pub 'The Blue Bell Inn' situated just behind.

Property would make a great home for the young and growing or those with teenagers seeking plenty of inside space yet smaller gardens for easy maintenance and summertime barbecues, etc!

The home offers an exciting chance to 'make your mark' with the opportunity to refresh the decoration and styling along with potentially rearranging the living space to create a large living dining kitchen if desired.

The accommodation of uPVC double glazing, gas heating and is for sale with no chain. Enter through a useful porch and hallway into a dual aspect generous lounge centred around a gas fireplace and bay window overlooking a pleasant front street scene and rear courtyard garden. There is a separate dining room which also could be utilised as a family room, playroom or an office etc and the modern kitchen has two separate areas one of which features a contemporary range of base, drawers and eyelevel units. There is space for a range oven with gas and electric cooker points, fitted extractor hood, under stairs storage pantry and in the second side of the kitchen, plumbing for a washing machine, space for an upright fridge freezer and side entrance door to the side courtyard garden. Also leading off to the rear is a wet-room style shower room which is fully tiled and has a Mira electric shower.





Upstairs there are three double bedrooms along with a fourth single size room which you walk through to get to bedroom one. This would make an excellent children's nursery, dressing room for bedroom one or occasional 'work from home' space. Bedroom one also has range full height fitted wardrobes and ensuite shower room with double shower enclosure, Mira electric shower, fully tiled walls and floor, extractor fan and window. Serving the remaining bedrooms is a family bathroom with a quality Heritage branded white vanity suite along with fully tiled walls.

You would describe the gardens as being small yet for some, having three separate courtyard areas all of which catch the sun at various times during the day, makes for the perfect low maintenance outdoor space great for those summertime barbecues! Accessed off the adjacent road 'Town Green Street' is a block paved undersize driveway which then leads to a detached brick built single garage with electrically operated roller door and side pedestrian door.

Good to know; The property has uPVC double glazing throughout. Gas central heating powered by a conventional Worcester gas boiler located in one of the kitchen cupboards with a hot water cylinder in bedroom three.

To find the Property; proceed into Rothley heading in from the A6 crossroads on Hallfields Lane, second left onto Town Green Street and upon the sharp right hand bend the road becomes Wellsic Lane and where the property is situated on the left hand side as identified by the Agents For Sale board.





**LOUNGE** 7.42m x 4.6m (24'4" x 15'1")

**DINING ROOM** 4.21m x 2.87m (13'10" x 9'5")

**KITCHEN** 5.78m x 3.11m (19'0" x 10'2")

**GROUND FLOOR WETROOM** 2.64m x 1.49m (8'8" x 4'11")

**BEDROOM ONE** 6.56m x 2.75m (21'6" x 9'0")

**EN-SUITE SHOWER ROOM** 2.84m x 1.5m (9'4" x 4'11")

**BEDROOM TWO** 3.69m x 3.66m (12'1" x 12'0")

**BEDROOM THREE** 4.58m x 2.72m (15'0" x 8'11")

**DRESSING ROOM/BEDROOM FOUR** 2.67m x 2.45m (8'10" x 8'0")

**BATHROOM** 2.05m x 1.79m (6'8" x 5'11")





## SERVICES

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

## DISCLAIMER

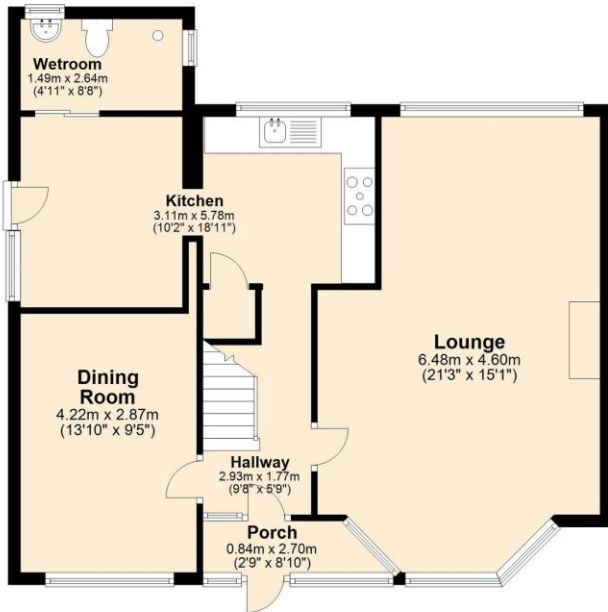
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

## REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Ground Floor

Approx. 72.9 sq. metres (784.3 sq. feet)



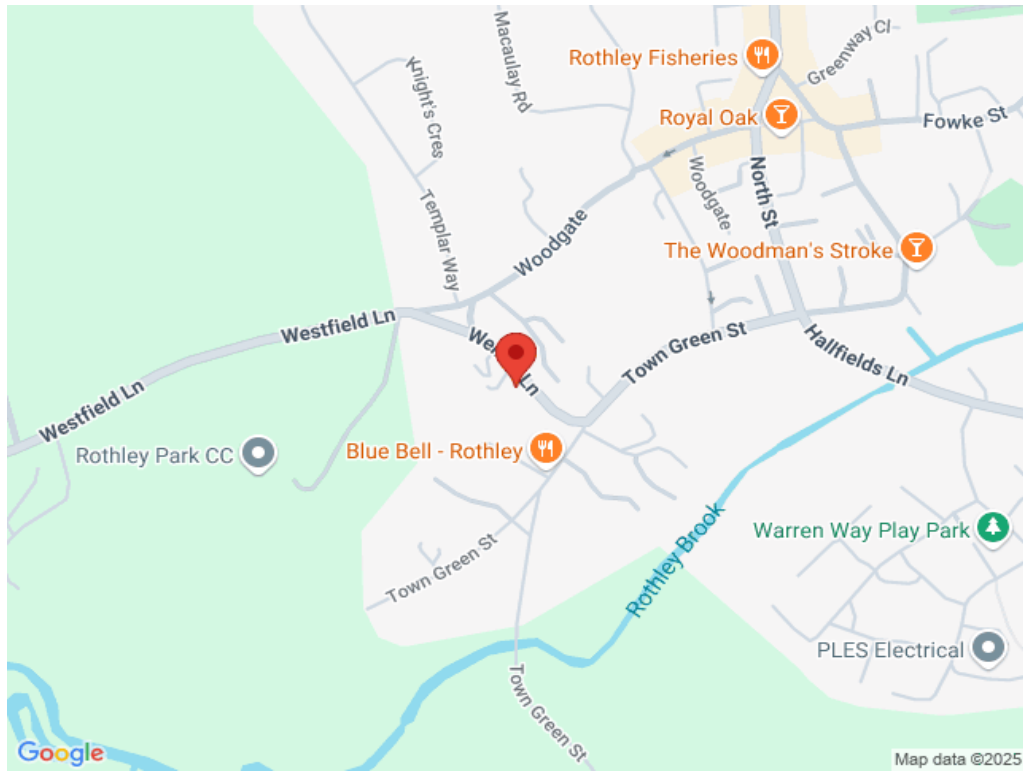
### First Floor

Approx. 65.2 sq. metres (701.4 sq. feet)



Total area: approx. 138.0 sq. metres (1485.7 sq. feet)





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