



Sinclair

'Ferne Cottages', 62 Woodgate, Rothley, Leicestershire, LE7 7LJ

£348,500

01509 812777 sinclairestateagents.co.uk

Property at a glance

- Fantastic Period Residence
- Separate Snug
- Central Village Location
- Council Tax Band*: B
- Stunning Open Plan Living Kitchen
- Living Room
- Converted Loft/Hobby Room Space
- Price: £348,500

Overview

'Ferne Cottages' 62 Woodgate is a much approved period semi-detached residence situated within striking distance of Rothley's Village Centre and amenities. The property enjoys a contemporary and stunning rear addition in the form of an open plan living dining kitchen with further accommodation comprising; entrance hall, separate snug with wood burning stove, living room with wood burning stove. On the first floor landing gives way to two double bedrooms and a bathroom fitted with a white four piece suite: there is a further converted loft/hobby room which is accessed via stairs from the main bedroom. Outside there is block paved hard standing to the front an enclosed bin store. There is a generously proportioned garden to the rear with a present two tier decking seating area to the rear of the open plan living dining kitchen which is accessed via bi-folding doors.

Location**

Rothley The sought after and picturesque village of Rothley is set on the fringe of the Charnwood Forest, and hosts a number of individual shops, boutiques, restaurants and public houses. Conveniently situated for Leicester City Centre and the Leicester park and ride at nearby Birstall. Nearby tourist attractions include Bradgate Park and Rothley golf club. The nearest airport is East Midlands (15.2 miles). The nearest city is Leicester (5.8miles) !! Nearest Airport: East Midlands (miles). Nearest Train Station:. Nearest Town/City: Loughborough (3.4 miles). Nearest Motorway Access: M1 (J23)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



'Ferne Cottages', 62 Woodgate, Rothley, Leicestershire, LE7 7LJ

Sinclair

Detailed Accommodation

DETAILED ACCOMODATION

There is a period style solid timber entrance door with chrome furniture through to the entrance hall

ENTRANCE HALL

Patterned tiled flooring giving a period feel to the space, radiator, picture rail, timber paneled doors accessing the reception room one/snug and main living room.

SNUG

12'9 x 7'4 (to the front of chimney breast and cup (3.89m x 2.24m (to the front of chimney breast and)

uPVC double glazed window to the front elevation, radiator, wood strip flooring, feature exposed brick fireplace with a hearth surmounted by wood burning stove, built in cupboards and shelving to match side of chimney breast picture rail, radiator

MAIN LOBBY AREA

Under stairs storage cupboard, access to main living room.

LIVING ROOM

39'4" x 16'4" x 39'4" x 9'10" (side of chimney breast) (12'5 x 12'3 (side of chimney breast))

Feature central fireplace with exposed brick hearth and surround surmounted by a wood burning stove and a period style over mantel. Wood strip flooring, radiator, picture rail, uPVC double glazed window. There is a door accessing the stairs to the first floor and an open access to the stunning open plan living dining kitchen.

OPEN PLAN LIVING DINING KITCHEN

16'5 x 12'9 (not including entrance lobby) (5.00m x 3.89m (not including entrance lobby))

This stunning addition to the property offers a light and open space with two skylight lantern windows and bi-folding doors with remotely operated electric blinds overlooking and accessing the garden. The kitchen area has marble worksurfaces with matching upstand and an inset one and a half bowl inset stainless steel sink with stylish copper effect, mixer tap over and cupboards under, there is a smeg gas hob with oven under and extractor fan over, ample storage including pan drawers, shelving, integrated fridge, freezer and dishwasher. There is oak herringbone Parquet flooring throughout.

On entering the living dining kitchen there is an entrance lobby area with utility cupboard with plumbing for washing machine and space for tumble dryer, and a further storage cupboard, radiator and door accessing an outdoor side lobby area with gated access leading to the front.

FIRST FLOOR

Landing gives way to two double bedrooms (with converted loft/hobby room with access from bedroom one) and a bathroom fitted with a four piece suite. There is a radiator and loft access hatch.

BEDROOM ONE

12'7 x 11'6 (to the front of fitted wardrobe/cupbo (3.84m x 3.51m (to the front of fitted wardrobe/cup)

There are two uPVC double glazed windows with pleasant tree lined front aspect, radiator, stairs accessing the converted loft/hobby room.

CONVERTED LOFT/HOBBY ROOM

12'6 x 18'6 (with some restricted head height) (3.81m x 5.64m (with some restricted head height))

This usable space can lend itself to a number of uses such as a hobby room space or office, there is a velux skylight window.

BEDROOM TWO

12'8 x 9'1 (front of wardrobe/cupboard) (3.86m x 2.77m (front of wardrobe/cupboard))

uPVC double glazed window, a range of fitted wardrobes/cupboards one of which houses the combination gas fed boiler, radiator.

BATHROOM

The bathroom is spacious and fitted with a white 4 piece suite comprising clawfoot roll top bath with central mounted chrome shower mixer tap. Enclosed walk-in shower cubicle with thermostatic shower drencher shower head and an additional shower head and hose, recessed shelf area and door screening. There is a lowflush wc and pedestal wash hand basin with chrome mixer tap. Solid oak flooring, bar radiator. There are two uPVC double glazed opaque glass windows.

OUTSIDE

To the front of the property is a block paved hard standing area with side access leading to an enclosed bin store area. The rear garden is another feature of sale, from the living dining kitchen there are bi-fold doors accessing the two-tier decking area with bamboo screening, rendered concrete contemporary planters which have inset lighting. There are steps leading to a grey slate garden area with a central path leading to further garden space beyond. The garden is generously proportioned.

'Ferne Cottages', 62 Woodgate, Rothley, Leicestershire, LE7 7LJ

Sinclair



'Ferne Cottages', 62 Woodgate, Rothley, Leicestershire, LE7 7LJ



'Ferne Cottages', 62 Woodgate, Rothley, Leicestershire, LE7 7LJ



'Ferne Cottages', 62 Woodgate, Rothley, Leicestershire, LE7 7LJ





'Ferne Cottages', 62 Woodgate, Rothley, Leicestershire, LE7 7LJ



'Ferne Cottages', 62 Woodgate, Rothley, Leicestershire, LE7 7LJ

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	51	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, referrals to third party EPC suppliers, home removal companies, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found

Sinclair

Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 812777



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire, LE11 3NP.
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

Sinclair

15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk