



6 Brookfield Road, Rothley, Leicestershire, LE7 7RX

Offers Over £450,000

01509 812777 [sinclairestateagents.co.uk](https://www.sinclairestateagents.co.uk)

Property at a glance

- Sought After Village
- Utility Room and Separate WC
- Driveway and Garaging
- Council Tax Band*: D
- Extended Garden Room
- Home Office
- Master En-Suite
- Price: £450,000

Overview

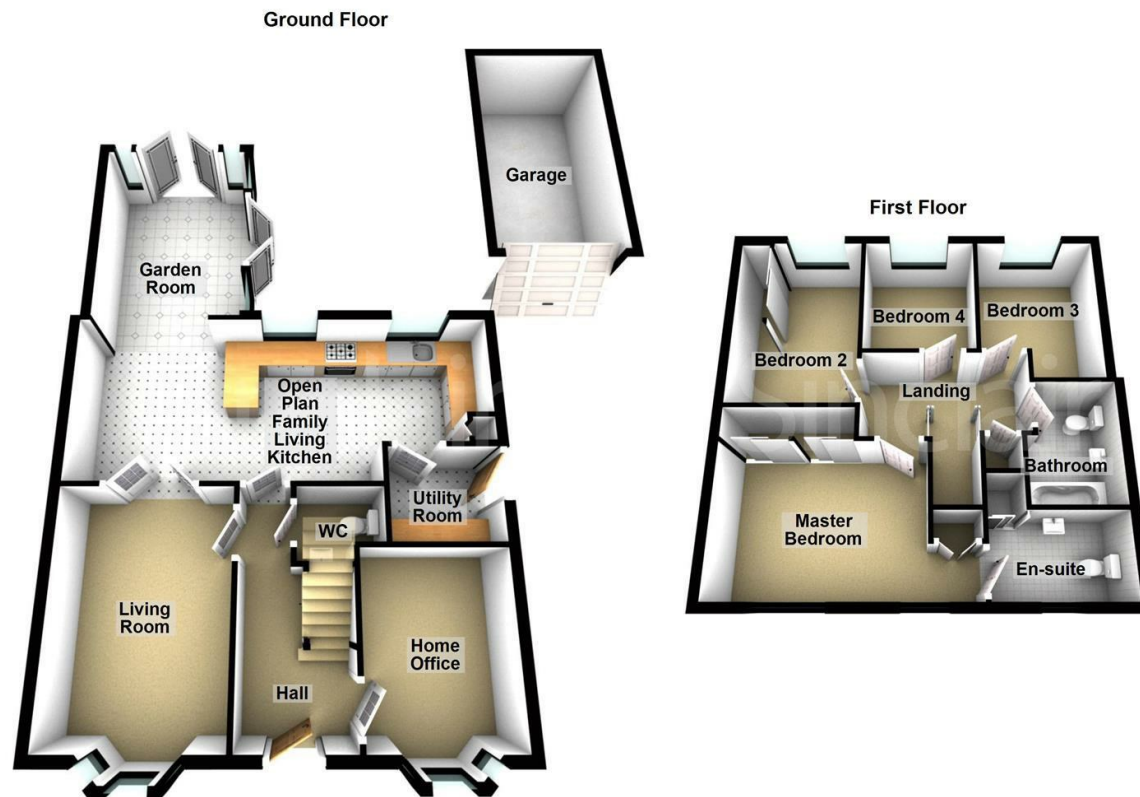
This detached family home set back from the road overlooking the green and has been improved by the current vendors with an addition of a super garden room opening the family dining kitchen to provide a further sitting area. Further internal accommodation comprises; reception hall, downstairs cloakroom/wc, living room, separate home office, utility room off the family dining kitchen. On the first floor landing gives way to four bedrooms with an en-suite to the master and refitted family bathroom. Outside there are front and rear gardens, a driveway providing off road parking and garaging.

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.



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Detailed Accommodation

DETAILED ACCOMODATION

Entrance door with inset security spy hole and opaque glass window through to the reception hall.

RECEPTION HALL

Balustrade staircase accessing the first floor with an under stairs storage cupboard, doors accessing a downstairs cloakroom/wc, home office, living room, open plan family living kitchen with extended garden room and utility room off.

DOWNSTAIRS CLOAKROOM/WC

Cloakroom is fitted with a white low flush wc, pedestal wash hand basin, cloaks hanging space.

HOME OFFICE

10'2 x 8'3 (3.10m x 2.51m)

uPVC double glazed bay window to the front elevation overlooking the green, radiator.

LIVING ROOM

13'10 x 9'9 (4.22m x 2.97m)

uPVC double glazed bay window to the front elevation overlooking the green, radiator, double doors accessing the open plan family living kitchen.

OPEN PLAN FAMILY LIVING KITCHEN

25'6 x 10'1 (7.77m x 3.07m)

The kitchen area has a one and a half bowl single drainer ceramic sink unit with mixer tap over and cupboards under, there is a range of fitted units to the wall and base, roll edge work surface with tiled surround. Integrated appliances including; gas hob with double oven under and extractor fan over, fridge and freezer. Two uPVC double glazed windows overlooking the garden.

The dining area has a radiator and open access to the feature extended garden room.

GARDEN ROOM

12'0 x 9'7 (3.66m x 2.92m)

uPVC double glazed construction offering views over the garden and two sets of central double French patio doors accessing the garden.

UTILITY ROOM

5'9 x 5'7 (1.75m x 1.70m)

Worksurface with shelving over plumbing for washing machine and an additional under counter appliance. There is a wall mounted and concealed gas fed boiler.

FIRST FLOOR

Landing gives way to four bedrooms with an en-suite to the master bedroom and a refitted family bathroom.

MASTER BEDROOM

13'1 x 9'8 (to the front of wardrobe/cupboards not (3.99m x 2.95m (to the front of wardrobe/cupboards)

Two uPVC double glazed windows overlooking the green, fitted wardrobe/cupboards, radiator, access to the en-suite has an additional built-in wardrobe/cupboard.

EN-SUITE

Fitted with a white three piece suite comprising walk-in shower cubicle with thermostatic shower, low flush wc, pedestal wash hand basin, heated chrome towel rail, uPVC double glazed opaque glass window.

BEDROOM TWO

12'8 x 8'10 (including wardrobe/cupboards) (3.86m x 2.69m (including wardrobe/cupboards))

uPVC double glazed window overlooking the garden, wardrobe/cupboards with sliding doors, radiator.

BEDROOM THREE

10'9 x 8'1 (maximum measurements) (3.28m x 2.46m (maximum measurements))

uPVC double glazed window overlooking the garden, radiator.

BEDROOM FOUR

8'8 x 7'9 (2.64m x 2.36m)

uPVC double glazed window overlooking the garden, radiator.

FAMILY BATHROOM

Refitted with a free-standing oval double ended bath with feature floor standing mixer shower tap. There is a low flush wc, pedestal wash hand basin, heated chrome towel rail, uPVC double glazed opaque glass window.

OUTSIDE

The property is set back from the road with a pleasant outlook over the green, low maintenance front garden, driveway providing off road parking which in turn leads to the garaging. There is gated side access leading to the rear garden.

The rear garden has been landscaped. There is a slabbed patio area and a shaped lawn beyond, raised planters with a variety of shrubs and a timber built shed and store.

The Garage has an up and over door, electric light and power.

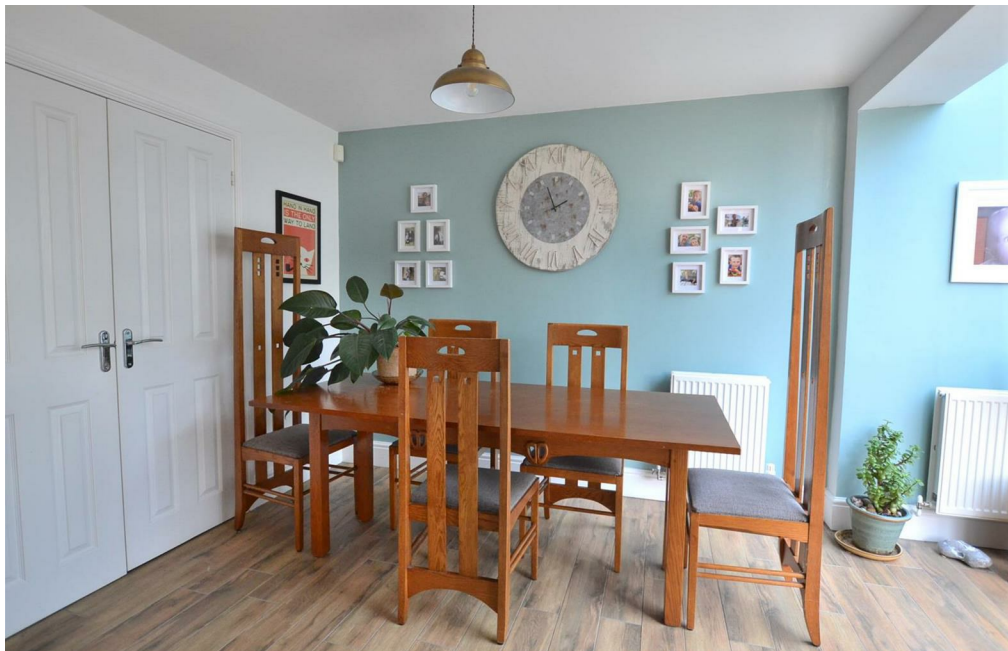
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Energy Efficiency Rating

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

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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.

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15 High Street, Sileby, Leicestershire, LE12 7RX

Tel: 01509 812777

Email: sileby@sinclairestateagents.co.uk