

The Rise

Rothley, Leicestershire, LE7 7NQ

John
German



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£350,000

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This beautiful home would make an ideal purchase for professional couples, families or those wishing to downsize.

The property is located within easy reach of a wide range of local amenities; Rothley C of E Primary School, Rothley Library, Ivanhoe Tennis Club and Woodcock Farm Shop are all less than half a mile away from the front door. Plenty of shops, boutiques, pubs and restaurants serve this wonderful village community and nature lovers and outdoor enthusiasts will appreciate the abundance of nearby green spaces, perfect for walking and cycling.

Commuters will benefit from excellent transport links with easy access to the M1 and A6 and regular bus service. Loughborough & Leicester Railway Stations are within a 20-minute drive, providing links to London & Edinburgh. East Midlands Airport is only 25 minutes away by car.

Accommodation comprises; three bedrooms, family bathroom, lounge/dining room, kitchen, lean-to utility and a handy car port/workshop.

Externally, the private rear garden is of excellent size, (the entire plot measuring approximately 0.1 acres), well maintained with a beautiful lawn and hedge borders; the patio seating area and decked pergola offer perfect places to relax or entertain. The driveway to the front provides comfortable parking for two vehicles while on street parking is easily available for further residents or visitors.

To view this property, please contact John German Loughborough office.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard **Parking:** Driveway / Car port **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Cable

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

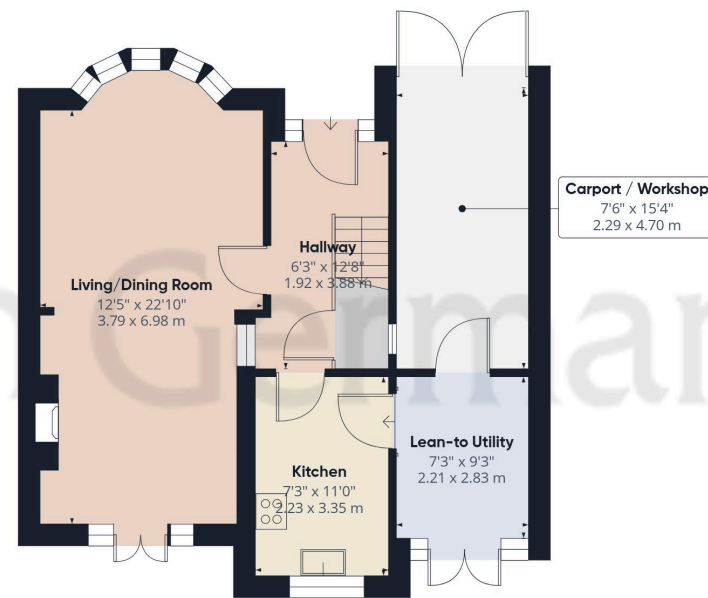
Our Ref: JGA23092025

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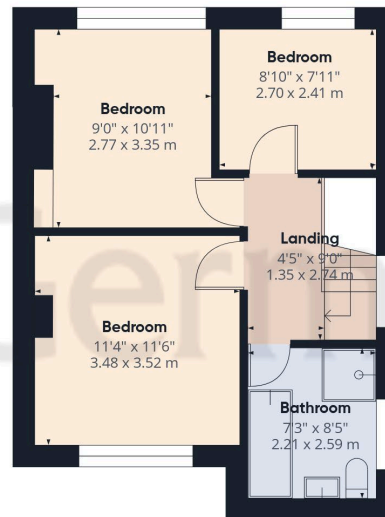
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Ground Floor



Floor 1

Approximate total area⁽¹⁾

1044 ft²

97 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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AWAITING EPC MEDIA



John German

3-5 Bedford Square, Loughborough, Leicestershire, LE11 2TP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent



