

JUDGE ESTATE AGENTS

132 Hallfields Lane, Rothley, Leicester,
LE7 7NG

Asking price
£900,000

132 Hallfields Lane, Rothley, Leicester, LE7 7NG
£900,000 Freehold

POINTS TO CONSIDER
Our vendor is open to the prospect on working alongside a potential investor when in connection to new build developments.

We are more than happy to offer 'off plan' valuations for said builds and to discuss correct marketing strategies.

The location is not only very well placed but this also offers a rare chance to develop fantastic homes of a fantastic estate home in such a desirable and exclusive location.

EXISTING PROPERTY
The property is as mentioned in need of renovation and repair however please note below a brief summary of each room.

ENTRANCE HALL
16'7 x 9'11
There are stairs leading up to the first floor landing, radiator, power points and doors to:

LIVING ROOM
22'5 - 14' x 20'7 - 12'7
Benefiting from a bow fronted window, radiators, power points, TV point, feature fire surround and a sliding door to the side of the property leading to front courtyard.

SNUG/FIFTH BEDROOM
13'11 x 13'6
Having a window to the front aspect, radiator, power points, Gas with feature surround and French doors to:

FAMILY ROOM
19'10 x 13'6
Benefiting from two porthole windows to the side aspect, power points, window to the rear and side aspect and a door to:

KITCHEN/DINING
23'9 x 11'6 - 9'2
There are a range of wall and base units having work surfaces, sink with mixer tap and drainer, splash back tiling, integral oven, grill, hob with extractor fan, power points, integral fridge/freezer, window to the rear aspect, power points, radiator and door to a rear porch leading to the garden.

MAIN BEDROOM
20'10 x 10'11 - 7'10
Benefiting from a window to the front and side aspect, radiator, power points, fitted cupboards and door to:

EN-SUITE
Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling and a Heated towel rail.

SECOND BEDROOM
22' x 9'7 - 7'11
With a window to the side and rear aspects, radiator, power points and fitted wardrobes.







BATHROOM
Comprising a low level WC, Wash hand basin, Bath, Complimentary tiling and Window to the rear aspect.

SHOWER ROOM
Comprising a low level Wash hand basin and walk in Shower with complimentary tiling.

FIRST FLOOR LANDING
Having doors to:

THIRD BEDROOM
18'4 x 10'11
Benefiting from a window to the front aspect, radiator, power points and a door leading into walk in storage.

FOURTH BEDROOM
14'2 x 9'
There is a Velux window to the side aspect, radiator and power points.

SHOWER ROOM
Comprising a low level WC, Wash hand basin, Walk in Shower and a Window to the rear aspect.

GARDENS
As mentioned the property sits on a generous amount of land, mainly laid to lawn with the Rothley Brook running along side, a variety of shrubs and plants and beautiful trees. There is also a courtyard to the front of the property. Please see photos for more detail.

PARKING
From the front there is gated access to a long driveway leading up to the property where there is extensive off road parking and also access to:

DOUBLE GARAGE
With an up and over door.

VENDORS CLAUSES
The sale will be subject to an overage clause whereby if and on each occasion when the property (or any part of it) is sold during the period of 20 years from the date of completion with the benefit of planning consent permitting the construction of more than one dwelling on such property then the buyer or its successor in title (as the case may be) will pay overage to the vendor equal to 20% of the consideration paid for such sale. The vendor will be entitled to receive such evidence as it may reasonably require at any time to determine whether the overage clause has been triggered and the quantum of the payment due

ROTHLEY VILLAGE
Rothley is a particularly well serviced Charnwood Forest village situated around a traditional village green and offering extensive local facilities including popular pubs, restaurants, shops and school. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local facilities also include Rothley Park Golf Club, Rothley Court Hotel / Restaurant, Soar Valley Leisure Centre and local beauty spots include Swithland Reservoir and Bradgate Park.

MEASUREMENTS
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

ANTI MONEY LAUNDERING
As part of our legal obligations, we must carry out Anti-Money Laundering (AML) checks on all buyers. Buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. current utility bill, bank statement etc). A fee of £30 per buyer will be charged to cover the cost of these checks. This fee must be paid before the checks are carried out. Please note that this is an agency fee, not a government charge. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.







Viewings strictly by appointment via Judge Estate Agents

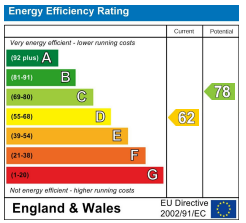
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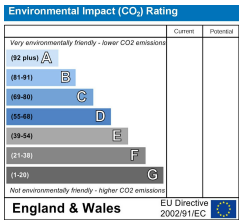
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PROUD TO SELL HOMES IN THE VILLAGES WE LIVE IN AND LOVE

JUDGE ESTATE AGENTS