

An aerial photograph of a white, two-story house with a grey tiled roof. The house has a prominent chimney and a large window on the upper floor. A dark grey garage door is visible on the side. The property includes a paved driveway, a small green lawn, and several trees, including a large one with white blossoms. A wooden fence surrounds the property. The background shows other houses and greenery, slightly out of focus.

Sinclair

98 Rothley Road, Mountsorrel

Loughborough

£500,000

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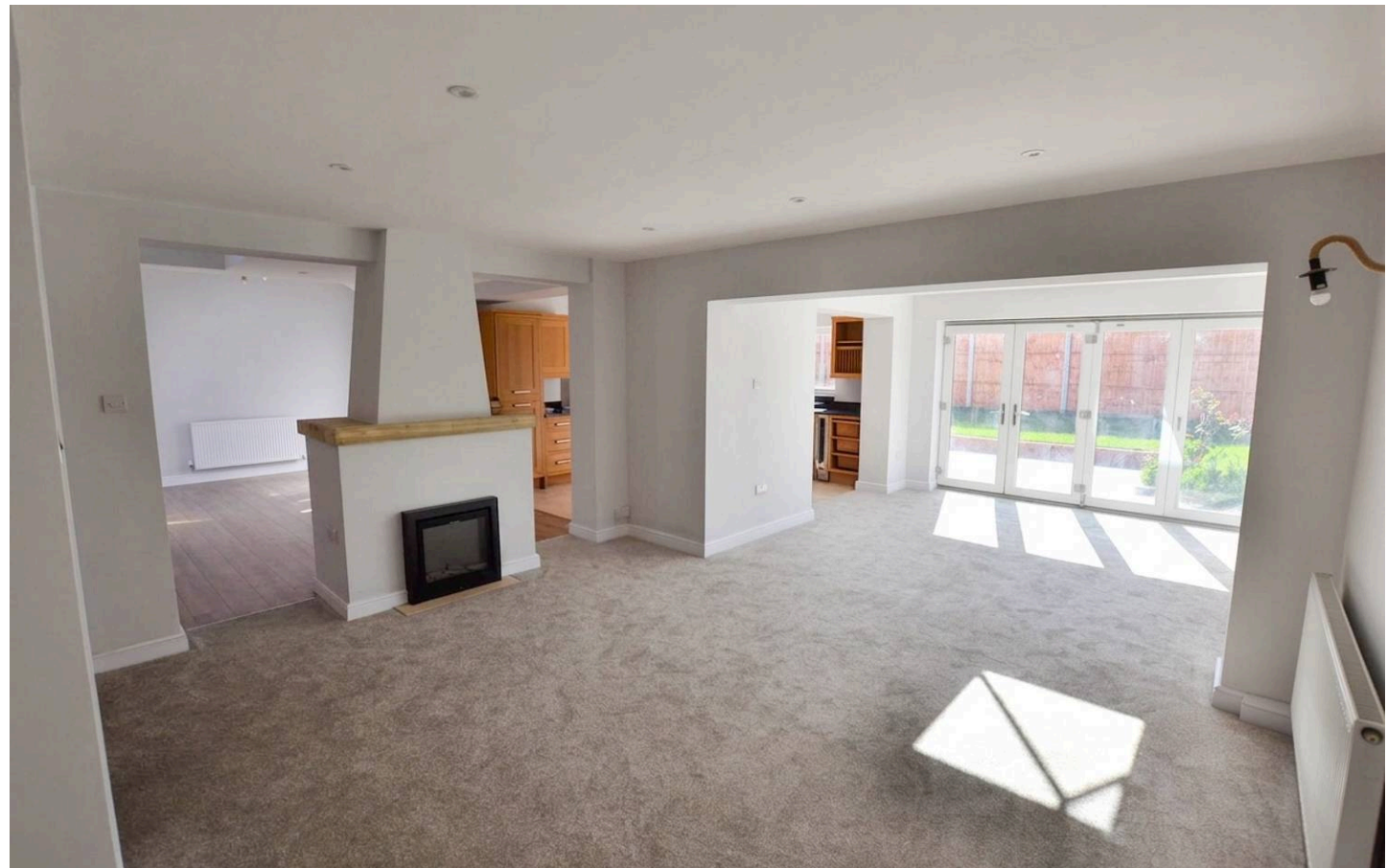
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Substantial Family Home
- 5 Bedrooms
- 4 Bath/Shower Rooms
- No Upward Chain
- Fantastic Open Plan Living Space
- Favoured Charnwood Village



Porch

There is a canopy storm porch with UPVC double glazed entrance door through to an enclosed porch with cloak hanging space and oak door accessing the reception hall

Reception Hall

The reception Hall has wide wood strip flooring, balustrade staircase accessing the first floor and doors accessing the downstairs cloakroom/WC, the open plan family living space with lounge, dining and kitchen areas all of which open to a super family room. From the hall there is further access to a utility area and downstairs guest room with en suite.

Utility Area

The utility area has a worksurface with inset stainless steel wash bowl and cupboards under. There are 2 uPVC double glazed windows to two elevations and a built-in utility cupboard with plumbing for washing machine and further storage space over.

Downstairs WC

The WC is fitted with a white two-piece suite comprising low flush WC and vanity unit surmounted by a wash hand basin with cupboards under, built-in shelving and radiator. There is a UPVC double glazed window.

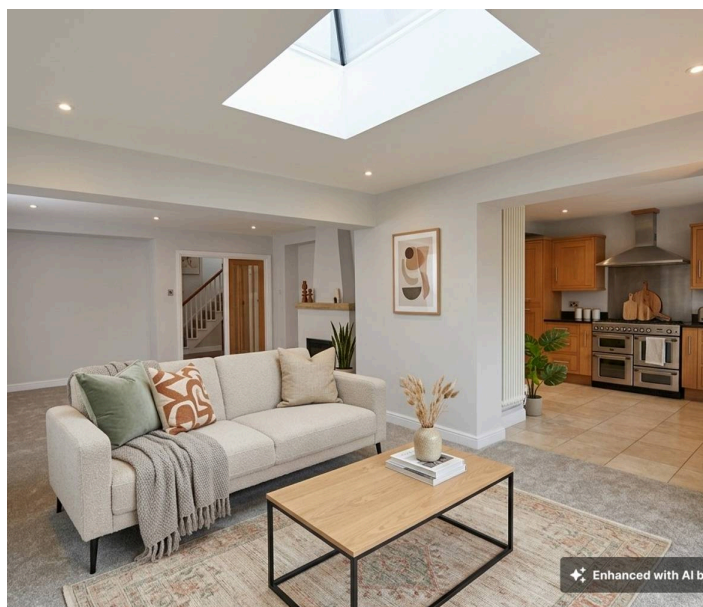
Open Plan Family living Space

15' 0" x 13' 0" (4.57m x 3.97m)

Open Plan living space is a particular feature of Sale and has a super open space to suit. The room can accommodate lounge, dining and a family room with Central fireplace with electric remotely operated fires servicing both areas.

Lounge Area

The lounge area enjoys the central fireplace, radiator and open access to the dining area



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Dining Area

12' 1" x 11' 4" (3.69m x 3.46m)

The dining area has UPVC double glazed windows, radiator, bi-fold doors overlooking and accessing the rear garden and patio and open access to the fitted kitchen. There is a feature lantern style window.

Kitchen Area

13' 10" x 11' 1" (4.21m x 3.38m)

The fitted kitchen has granite tops, a one and a half bowl ceramic sink unit with chrome mixer tap over and cupboards under. There are wooden shaker style fitted Units to the wall and base, pull out herb drawer and pantry cupboard, a fitted dishwasher and wine fridge. There is a range oven with extractor fan over space to accommodate an American style fridge freezer with water connection and open access to the family room.

Family Room/ Garden Room

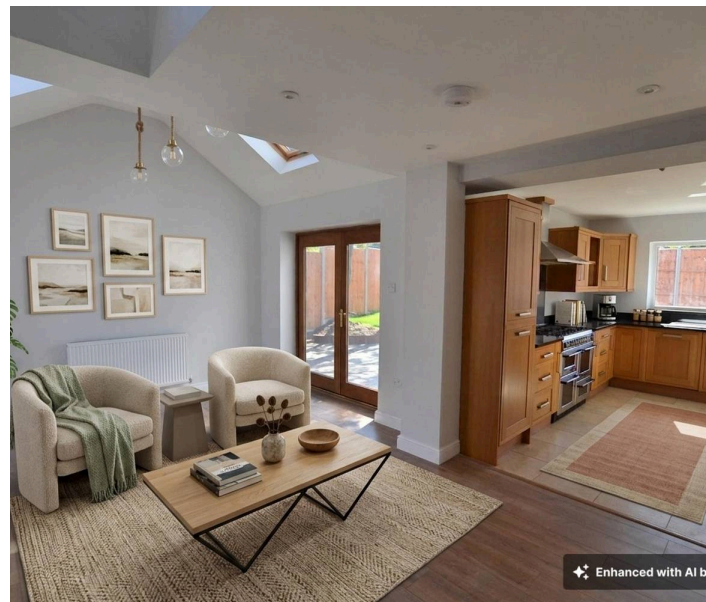
17' 11" x 10' 10" (5.45m x 3.30m)

The family/garden room has double glazed double doors to both front and rear elevations and enjoys a pitched roof with rope pendant lighting and double glazed skylight windows. There is a radiator and an electric remotely operated fire set to the Central chimney breast.

Downstairs Guest Bedroom

15' 10" x 7' 10" (4.83m x 2.40m)

The downstairs guest room offers flexibility to the property providing an ideal guest space/teenager room or room for an elderly relative. There are 2 uPVC double glazed windows, radiator and door access in the ensuite.



Landing

The landing is accessed by a dog leg staircase with UPVC double glazed window radiator and doors accessing the Master bedroom with ensuite, an inner landing, three further bedrooms and two bath/shower rooms. There is a loft access hatch and storage cupboard housing the Worcester gas boiler.

Master Bedroom

19' 7" x 10' 10" (5.97m x 3.31m)

(Measurements including wardrobes) This generously proportioned main bedroom has windows to three elevations, two radiators and a range of fitted wardrobe/cupboards. There is access to the en suite shower room.

En-Suite

The En - Suite is fitted with a double width shower cubicle and vanity unit with inset wash hand basin and cupboard under, low flush WC with concealed system. There is a heated towel and uPVC double glazed window.

Bedroom Two

11' 10" x 11' 5" (3.60m x 3.48m)

UPVC double glazed window and radiator

Bedroom Three

10' 8" x 9' 7" (3.25m x 2.91m)

(Measurements to the front of the wardrobe/cupboards) uPVC double glazed window, radiator and a range of fitted wardrobe/cupboards with drawer and shelving.

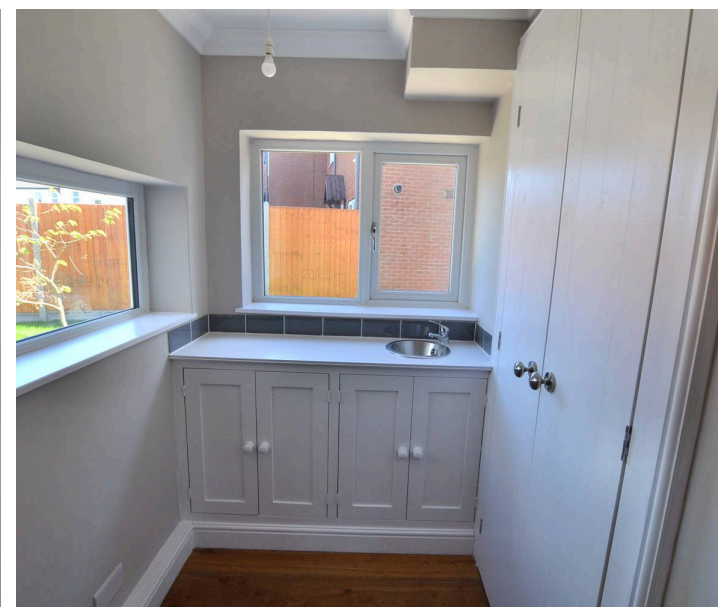
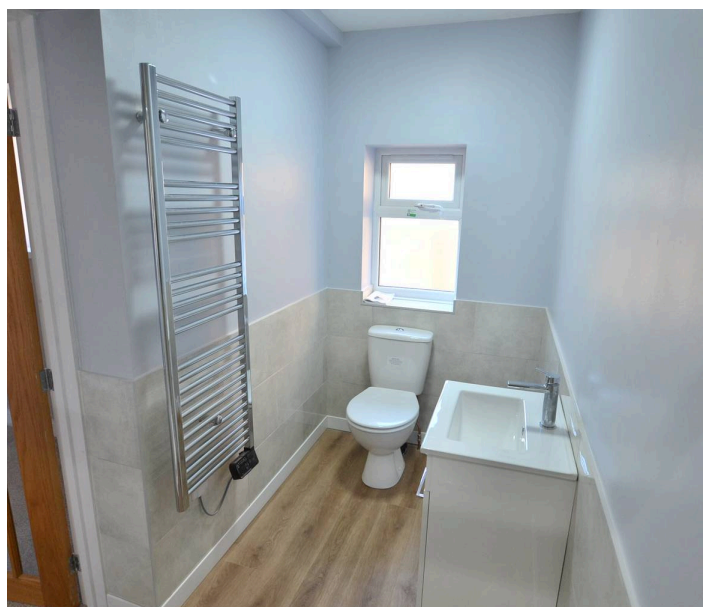
Bedroom Four

7' 2" x 7' 10" (2.19m x 2.39m)

UPVC double glazed window and radiator

Family Bathroom

The bathroom is fitted with a white three-piece suite comprising rolled top double ended bath with floor standing chrome Swan Neck style mixer shower tap, a low flush WC and vanity unit surmounted by a wash hand basin with cupboards under. There is a heated chrome towel rail and UPVC double glazed window.









Family Shower Room

The shower room has been re-fitted with a white three-piece suite comprising double width shower cubicle with thermostatic shower and shower screening, low flush WC and vanity unit surmounted by a wash hand basin with cupboards under. There are tiled walls, UPVC double glazed window and heated chrome towel rail.

Garden

To the front of the property there is a driveway and lawned garden with pillar modern lighting leading to the main entrance. To the rear there is an enclosed garden with two main patio areas to the rear of the property and a lawned garden beyond with log roll style edging.

DRIVEWAY

3 Parking Spaces

The gravelled drive provides off road parking and leads to the garage.

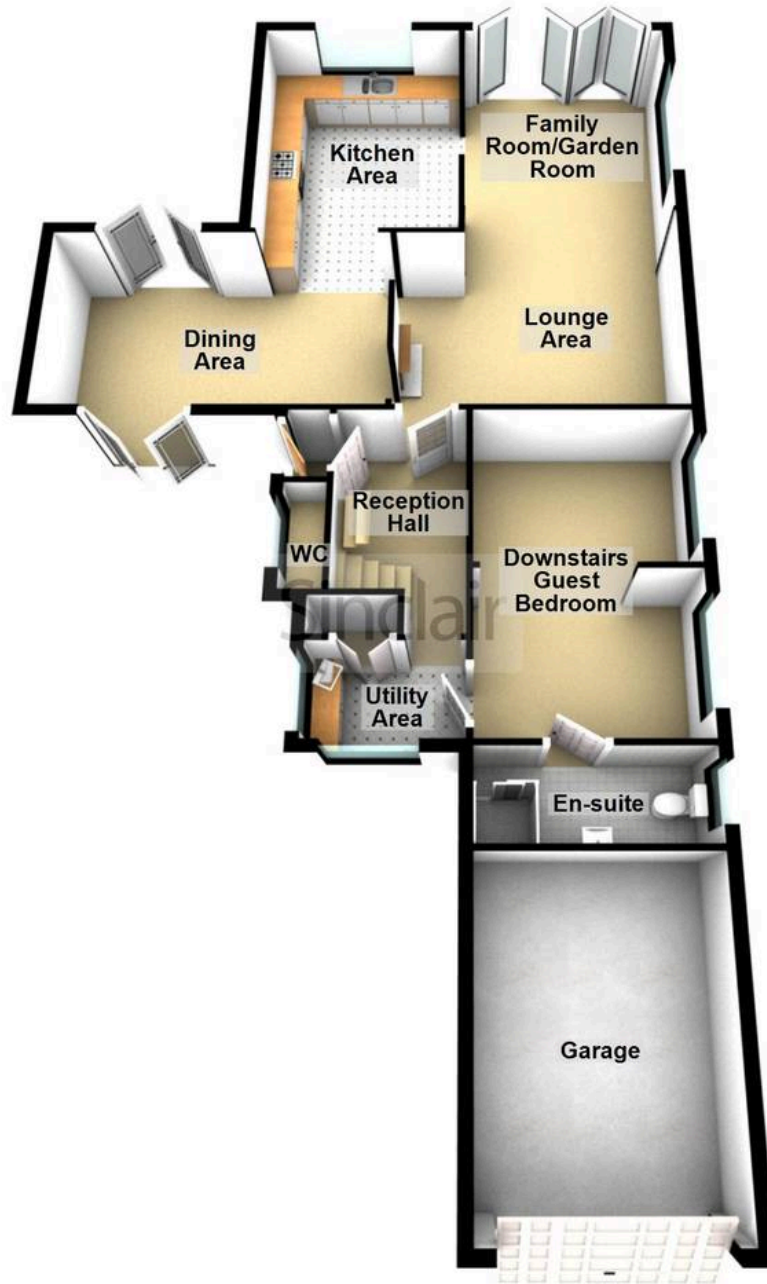
GARAGE

Single Garage

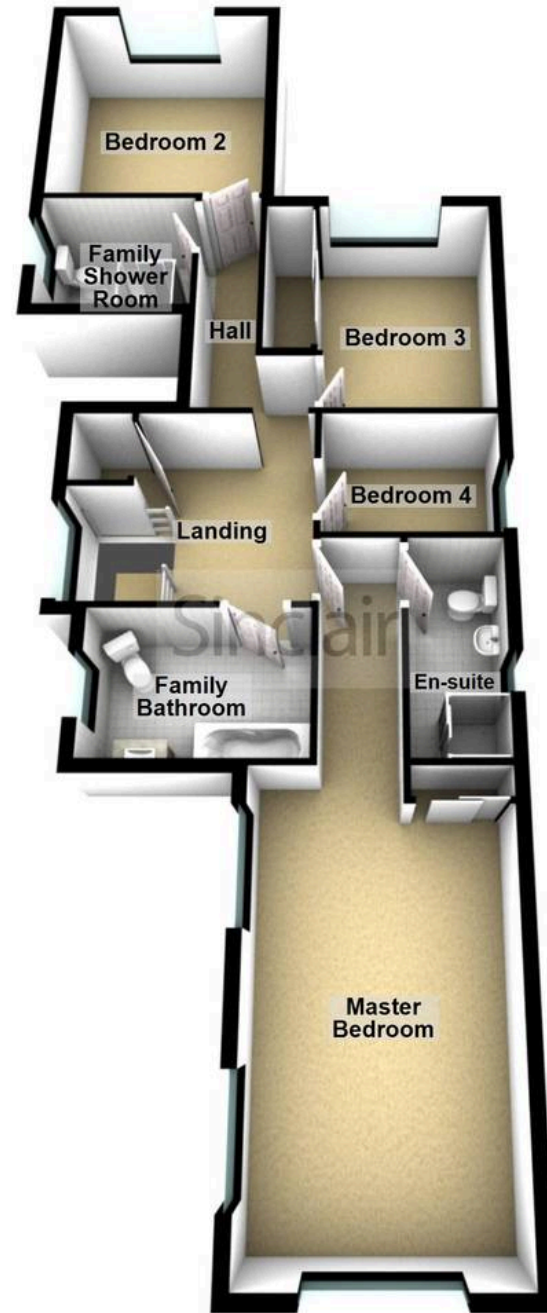




Ground Floor



First Floor





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