



Middle Green
Rothley, LE7 7SP

£315,000

Property Features

- VIDEO TOUR AVAILABLE
- IMMACULATE THROUGHOUT
- 18FT LOUNGE
- THREE BEDROOMS
- MASTER EN SUITE
- DETACHED HOUSE
- 18FT DINING KITCHEN
- DOWNSTAIRS WC
- CORNER PLOT
- GARAGE AND DRIVEWAY

Full Description

VIDEO TOUR AVAILABLE Standing proudly on a corner plot this IMMACULATE DETACHED HOUSE provides SPACIOUS ACCOMODATION FOR COMFORTABLE FAMILY LIVING. Boasting a LIGHT AND AIRY DINING KITCHEN, GENEROUS LOUNGE and WC to the ground floor, with an 18FT MASTER BEDROOM, having ENUITE SHOWER ROOM, two further bedrooms and family bathroom upstairs, all benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Outside, a mainly laid to lawn frontage, walled rear garden, GARAGE AND DRIVEWAY complete the picture of this lovely home in this delightful, sought after residential location.

ENTRANCE HALL

Front door into hallway, radiator, under stairs cupboard, doors to downstairs W.C., lounge and kitchen diner and stairs to first floor.

DOWNSTAIRS W.C.

Fitted with a two piece suite comprising close coupled W.C., and pedestal wash hand basin, radiator and PVCu double glazed window to rear elevation.

LOUNGE

18' 3" x 11' 3" (5.56m x 3.43m)

PVCu double glazed windows to front and side elevations and radiator.

KITCHEN DINER

18' 3" x 9' 1" (5.56m x 2.77m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel one and a half bowl sink drainer, space for fridge freezer, integrated electric oven, gas hob, stainless steel overhead extractor fan, under counter space with plumbing for washing machine and



dishwasher, cupboard housing boiler, radiator, PVCu double glazed window to front elevation and PVCu double glazed French doors to outside.

LANDING

PVCu double glazed window to rear elevation, loft access, airing cupboard and doors to all bedrooms and bathroom.

BEDROOM ONE

18' 3" max x 10' 4" max (5.56m x 3.15m)

PVCu double glazed window to front elevation, radiator and door to en suite.



BEDROOM ONE

18' 3" max x 10' 4" max (5.56m x 3.15m)

PVCu double glazed window to front elevation, radiator and door to en suite.



EN SUITE

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and shower cubicle, chrome ladder style radiator and PVCu double glazed window to rear elevation.

BEDROOM TWO

9' 8" x 9' 1" (2.95m x 2.77m)

PVCu double glazed window to front elevation and radiator.



BEDROOM THREE

9' 1" max x 8' 3" (2.77m x 2.51m)

PVCu double glazed window to rear elevation and radiator.

BATHROOM

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower over, radiator and PVCu double glazed window to front elevation.

GARAGE

Detached garage located to the side of the property fitted an up and over door.

OUTSIDE

Sat on a corner plot, to the front of the property is a wrap around lawn garden with path leading to the front door and gate giving access to the rear. To the rear is an enclosed lawn garden with borders.



Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your

viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

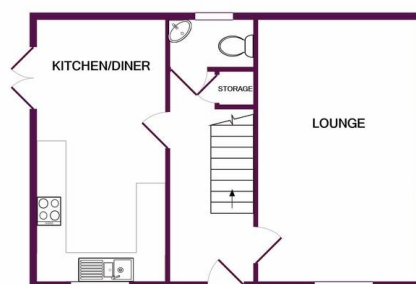
General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

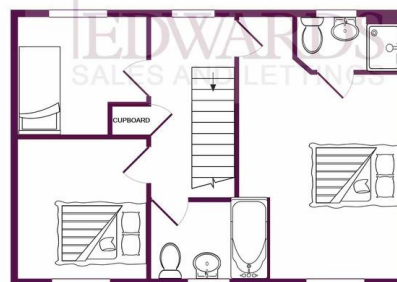
Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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