



- CUL DE SAC POSITION
- AMPLE OFF ROAD PARKING & DOUBLE GARAGE
- SPACIOUS BUNGALOW
- CONSERVATORY

- HIGHLY REGARDED VILLAGE LOCATION
- VERY WELL PRESENTED PROPERTY
- EN-SUITE TO PRIMARY BEDROOM
- COUNCIL TAX BAND - E

Offers over £540,000

<https://www.judgeestateagents.co.uk>



Situated within a highly desirable part of this lovely village comes offered for sale this substantial, three bedroom detached Bungalow. A very well presented home that is located to the head of a Cul De Sac in brief benefits an Entrance Porch, Entrance Hall, Living Room, Dining Room, Kitchen/Breakfast, Utility, Conservatory, Three Bedrooms with an En-Suite to the Main as well as a Seperate main Bathroom. Outside there is a beautiful and generously sized garden and from the front there is a driveway leading to off road parking which further leads to a Double Garage. PLEASE VIEW OUR VIRTUAL TOURS FOR MORE DETAIL.

ENTRANCE PORCH

With a door to:

ENTRANCE HALL

With a radiator, power point, loft access, fitted cupboard, airing cupboard and doors to:

LIVING ROOM

18'2 x 13'1 (5.54m x 3.99m)

Benefiting from a window to the front aspect, radiator, power points, fire with feature surround and a TV point.

DINING ROOM

13'3 x 10'8 (4.04m x 3.25m)

With a window to the front aspect, patio doors to the side aspect, radiator and power points.

KITCHEN/BREAKFAST

18'8 - 11'6 x 11'7 - 7'9 (5.69m - 3.51m x 3.53m - 2.36m)

There are a range of wall and base units with work surfaces, sink with mixer tap and double basin, wine rack, integral oven, grill, hob with extractor, windows to the rear and side aspect, radiator, power points and doors to:

UTILITY

6'9 x 5'10 (2.06m x 1.78m)

Having wall and base units with work surfaces, sink with mixer tap, power points and a door to the side aspect.

CONSERVATORY

13'9 x 10'5 (4.19m x 3.18m)

With windows to the rear and side aspects, power point and doors to the rear garden.

PRIMARY BEDROOM

12'1 x 9'3 from fitted wardrobes (3.68m x 2.82m from fitted wardrobes)

Benefiting from a window to the front aspect, radiator, power points, fitted wardrobes and a door to:

EN-SUITE

Comprising a low level WC, Wash hand basin, Walk in Shower, Complimentary tiling and a Window to the side aspect.

SECOND BEDROOM

11'7 x 8'11 (3.53m x 2.72m)

With a window to the rear aspect, radiator and power points.





THIRD BEDROOM

9'4 x 9'3 from fitted wardrobes (2.84m x 2.82m from fitted wardrobes)
Benefiting from a window to the rear aspect, radiator, power points, fitted wardrobes and a fitted dresser.

BATHROOM

8'11 x 6'7 (2.72m x 2.01m)
Comprising a low level WC, Wash hand basin, Corner Bath, Window to the rear aspect, Complimentary tiling and a Heated towel rail.

GARDEN

This eye-catching, beautiful garden enjoys paved seating areas an extensive laid to lawn area all with borders home to a number of shrubs, flowers, plants and trees as well as a Shed and Summerhouse.

PARKING

There is a driveway that leads to off road parking that also leads to:

DOUBLE GARAGE

Having an up and over door.

ROTHLEY VILLAGE

Rothley village is ideally placed for access to the University town of Loughborough and the City of Leicester and the M1 Motorway. The combined villages of Rothley, Mountsorrel and Quorn offer a good range of facilities and amenities which include schooling, shopping, places of worship and recreational pursuits. There are regular direct bus routes to Loughborough and Leicester city centre for employment and recreation needs.

VIEWINGS

We always like any potential purchaser to follow our four steps

- 1) Read property description
- 2) Look at Floorplan
- 3) Watch our virtual viewing video

4) Please provide and assist proof of affordability

After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

MEASUREMENTS

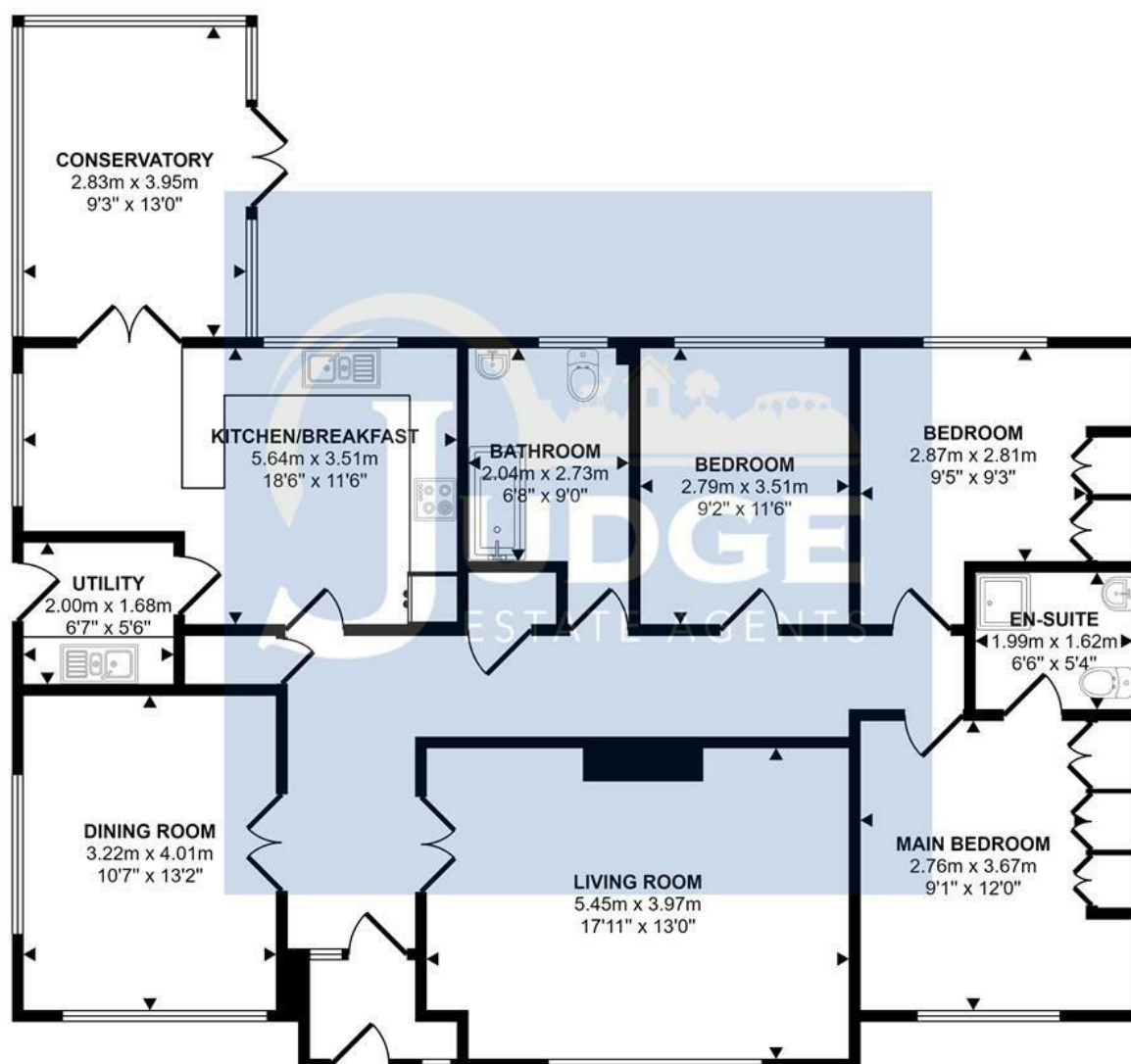
Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.

MONEY LAUNDERING

In line with current money laundering regulations, prospective 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). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

