





## ENTRANCE HALL

With stairs leading to the first floor landing, window to the front aspect, radiator, power point and doors to:

### WC

Comprising a low level WC and Wash hand basin.

### LIVING/DINING ROOM 17'9 x 10'9

Benefiting from a window to the front aspect, radiator, power points, TV point, Patio doors to the rear garden and access through to:

### KITCHEN 9'6 x 8'

There are a range of wall and base units having work surfaces, sink with mixer tap and drainer, window to the rear aspect, integral oven, hob with extractor and power points.

### FIRST FLOOR LANDING

Having loft access, fitted cupboard and doors to:

### MAIN BEDROOM 15'10 - 12'7 x 8'9 - 7'3

Benefiting from two windows to the front aspect, radiator and power points.

### SECOND BEDROOM 12'8 x 8'9

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

### BATHROOM

Comprising a low level WC, Wash hand basin, Bath with Shower over, Complimentary tiling, Heated towel rail and a Window to the rear aspect.

### REAR GARDEN

A lovely garden with a patio that then leads onto a mainly laid to lawn area.

### ADDITIONAL INFORMATION

The seller has advised that the loft is boarded with a pull down ladder. The property also benefits from an air conditioning unit upstairs which covers both bedrooms. Please call 01162 367000 for more information.

### ADDITIONAL CHARGES

The seller has confirmed that the current rent paid back to 'Nottingham Housing Association' is approx £313 pcm and the service charge is approx £47 pcm. This is a total charge of approx £360pcm.

### PARKING

From the front there is off road parking that leads alongside the property.

### 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

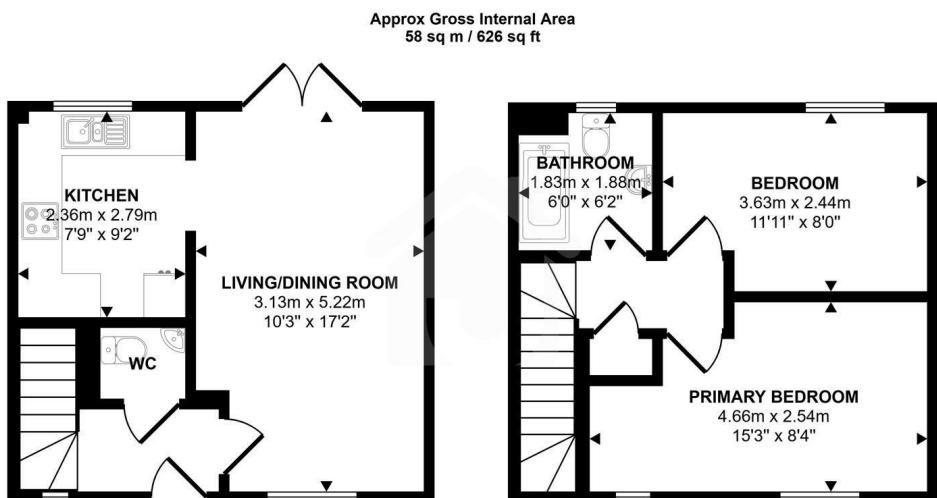
After these stages, we are happy to arrange a viewing suitable to both purchaser and vendor.

### 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.



## LOCATION



### Ground Floor

Approx 29 sq m / 314 sq ft

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 Snappy 360.

### First Floor

Approx 29 sq m / 312 sq ft

## 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. 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 Snappy 360.



## VIEWINGS

### Viewings strictly by appointment via Judge Estate Agents.

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.

## LET'S TALK

 0116 236 7000  [judgeestateagents.co.uk](http://judgeestateagents.co.uk)  [sales@judgeestateagents.co.uk](mailto:sales@judgeestateagents.co.uk)  13 The Nook, Anstey, Leicester, Leicestershire, LE7 7AZ



All properties are listed on Rightmove, Zoopla & our website.

## TERMS & CONDITIONS

### 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 co-operation in order that there will be no delay in agreeing the sale.

**2. General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

**3. The measurements** indicated are supplied for guidance only and as such must be considered incorrect.

**4. Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

**5. These particulars** are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Judge estate agents limited nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.