



# 10 PADDOCK CLOSE, ROTHLEY LE7 7NP

**£550,000**  
**FREEHOLD**



0116 236 7000



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13 The Nook, Anstey, Leicester,  
Leicestershire, LE7 7AZ



JUDGE ESTATE AGENTS ARE PLEASED TO PRESENT THIS ATTRACTIVE THREE BEDROOM DETACHED HOME, SET ON A SOUGHT AFTER CORNER PLOT IN THE POPULAR VILLAGE OF ROTHLEY. ENJOYING OPEN FIELD VIEWS, THE PROPERTY OFFERS SPACIOUS AND WELL PRESENTED ACCOMMODATION, IDEAL FOR FAMILY LIVING. CONVENIENTLY LOCATED CLOSE TO LOCAL AMENITIES INCLUDING SHOPS, CAFÉS AND PUBS, EARLY VIEWING IS HIGHLY RECOMMENDED.

THE GROUND FLOOR COMPRISES A USEFUL BOOT ROOM/UTILITY, ENTRANCE HALL WITH WC, A FRONT FACING STUDY/PLAYROOM, AND A



**ENTRANCE HALL**

Tiled flooring, staircase leading to first floor, radiator, doorway leading to utility and door to:

**OFFICE 11'6" x 9'8"**

To the front elevation, double glazed window, laminate flooring and radiator

**UTILITY & WC 8'1" x 6'6" .114'9"**

tiled flooring, radiator, a selection of wall and base units with inset stainless sink and drainer, doorway leads to WC with two piece suite. External door leads to side elevation of property

**LIVING ROOM 15'8" x 11'7"**

To rear elevation, laminate flooring, french doors leads out to rear garden, gas fire with surround, radiator, double doors leads to

**KITCHEN DINER 18'4" x 10'4"**

To the front elevation double glazed window, selection of wall and base units, tiled splashbacks, inset stainless steel sink and drainer, integrated oven and hob and extractor over, tiled flooring, radiator and to the rear, dining area with two velux windows and french doors leading to the rear garden

**BEDROOM ONE 11'6" x 10'10"**

To rear elevation, wooden flooring, double glazed window and radiator, door to:

**EN SUITE 8'1" x 2'11"**

featuring a three piece white suite including low level WC, hand wash basin and shower cubicle, radiator and double glazed window, extractor fan

**BEDROOM TWO 11'7" x 9'8"**

To front elevation, double glazed window, wooden flooring and radiator

**BEDROOM THREE 13'3" x 10'4"**

To rear elevation, wooden flooring, double glazed window, storage in eaves, radiator

**BATHROOM 8'2" x 12'10"**

four piece suite including bath tub, enclosed shower cubicle, low level flush WC and hand wash basin, double glazed window and radiator

**LOCATION**

Paddock Close is a residential cul-de-sac located within Rothley. As a small, quiet street, it is typically made up of modern or semi-modern housing and is set within a peaceful neighbourhood environment. Being in Rothley, Paddock Close benefits from nearby local amenities, including shops, schools, parks, and transport links. Its location within the village provides a balance between rural surroundings and convenient access to Leicester and surrounding towns.

**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.

**ANTI 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.

**GARAGE 16'3" x 12'9"**

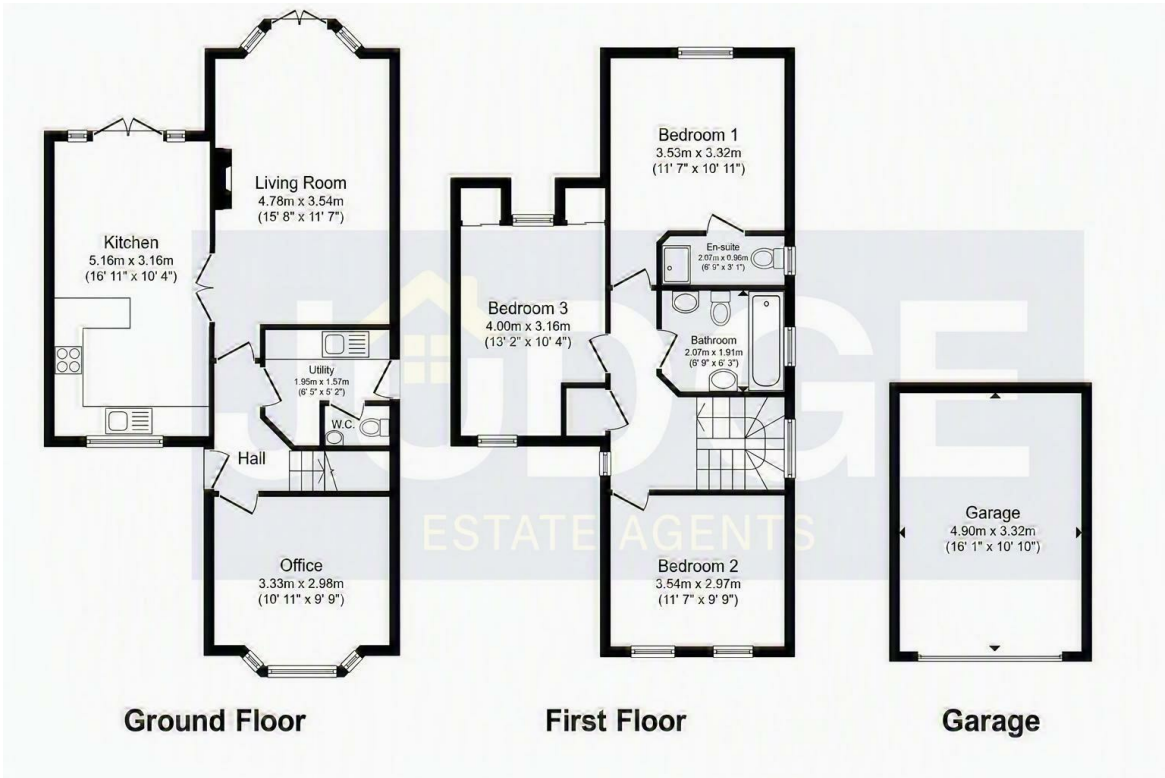


| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         | 74                      |
| (55-68) D                                   | 65      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



## 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.

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- 2 Look at floorplan**
- 3 Watch our virtual viewing video**
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## LET'S TALK



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



## TERMS & CONDITIONS

### Money laundering

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**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.