



98, TOWN GREEN STREET, ROTHLEY, LE7 7NW

***A CHARMING TWO BEDROOM TERRACED COTTAGE WITHIN THE CONSERVATION AREA OF THIS HIGHLY REGARDED VILLAGE. We are indeed delighted to offer this attractively styled and beautifully maintained TWO BEDROOM mid terraced cottage having rendered elevations beneath a pitched slate roof which provides tastefully appointed and extremely well presented accommodation on two storeys with gas fired central heating and occupies a secluded and established setting within this prestigious address towards the edge of Rothley. VIEWING HIGHLY RECOMMENDED.

In brief the accommodation may be described as: Entrance hall, Dining room/Study 12'6 x 9'6, Lounge 13'6 x 12'9 and Breakfast Kitchen. Landing, two good sized Bedrooms and spacious 'L' shaped Bathroom having white suite.

PRICE £280,000

Call 01509 235534 for further information

ANDREW GRANGER & CO

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LOCATION

The property occupies a most desirable and secluded position within this sought after and highly regarded village which sits midway between Loughborough and Leicester and provides wide ranging day to day amenities with local shops, Parish Church, newly built Church of England Primary School, a variety of traditional public houses, takeaway outlets and leisure facilities including bowls, tennis, cricket and golf clubs.

In addition there are excellent road links to the A46 Western Bypass, M1 motorway at junctions 21a (southbound) & 23 (northbound), Thurmaston and Fosse Park Shopping Centres and access to many scenic walks throughout the area including Bradgate Country Park.

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 235534.

From the centre of Loughborough proceed via the A6 Leicester Road continuing into the bypass towards Leicester. Take the third left hand exit at Dobbies Garden Centre and then enter Rothley along Loughborough Road. On reaching the set of traffic lights turn right into Hallfields Lane and then take the second left turn into Town Green Street. Where the road turns to the right continue straight ahead (into Town Green Street) where the property is eventually located on the left hand side.

ACCOMMODATION

GROUND FLOOR

CANOPY PORCH

ENTRANCE HALL

Quarry tiled floor, understairs storage cupboard, radiator.

DINING ROOM/SYUDY 12'6" x 9'6" (3.81m x 2.90m)

Cast iron fireplace, picture rail, pine meter cupboard with fitted bookshelves over, multi panel window to the front elevation, radiator.

ELEGANT LOUNGE 13'6" x 12'9" (4.11m x 3.89m)

Feature tiled fireplace with tiled inset and pine over mantle, ceiling rose, dado rail, window to the rear elevation, double radiator and staircase off to the first floor.

BREAKFAST KITCHEN 15'0" x 6'9" (4.57m x 2.06m)

Inset single drainer sink unit with mixer tap, range of limed oak wall and floor cupboards incorporating drawer compartments with wood trim work surfaces and tiled surrounds, Bosch integrated oven and four ring electric hob, extractor over, integrated fridge, freezer and dish washer, plumbing for an automatic washing machine, Worcester combination gas fired boiler serving the hot water and heating systems, windows to the side elevation, further velux window, quarry tiled floor, door to the rear garden, radiator.

FIRST FLOOR

LANDING

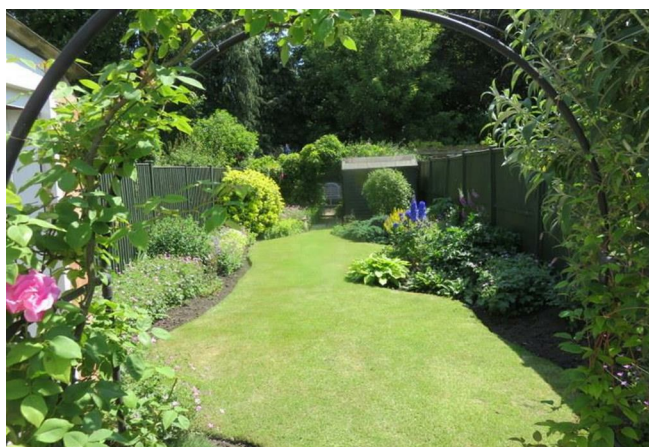
Access trap to the roof space, velux window.

BEDROOM ONE 12'9" x 9'6" (3.9m x 2.9m)

Three sets of fitted double wardrobes with hanging space, and shelving, cast iron fireplace, multi panel window to the front elevation, radiator.

BEDROOM TWO 13'6" x 7'9" (4.11m x 2.36m")

Multi panel window to the rear elevation, radiator.



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SPACIOUS 'L' SHAPED BATHROOM 10'3" x 7'9" overall (3.12m x 2.36m overall)

Three piece suite in white comprising claw foot cast iron bath with shower attachment, pedestal wash hand basin and low level W.C, complimentary wall tiling, multi panel window to the rear elevation, tiled floor with underfloor heating, double radiator.

OUTSIDE

The beautifully landscaped cottage style rear garden is an obvious selling feature of this delightful property which enjoys a high degree of privacy and includes paved patio, shaped lawns having well stocked surrounding floral/shrubbery borders (wisteria, honeysuckle, delphiniums and foxgloves) and a further patio at the bottom of the garden. Timber garden shed and brick outhouse.

E P C

Rating: 'D'

PURCHASING PROCEDURE

If you are interested in any of our properties then you should contact our offices at the earliest opportunity.

We offer Independent Financial Advice and as part of our service we will ask our Mortgage Adviser to contact all potential buyers to establish how they intend to fund their purchase.

If you are a cash purchaser then we will need confirmation of the availability of your funds.

Your home is at risk if you do not keep up re-payments on a mortgage or other loan secured on it.

MONEY LAUNDERING

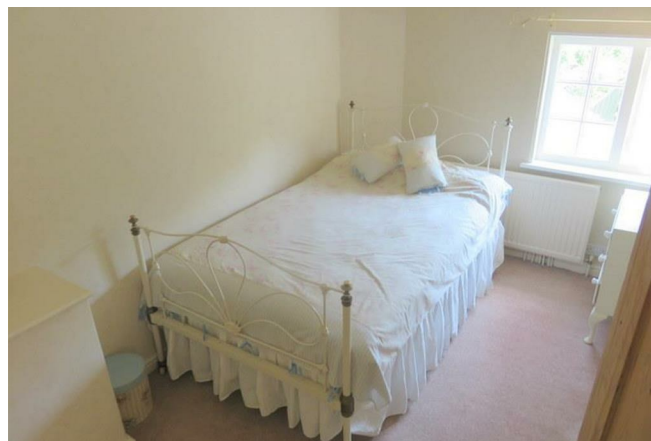
To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

MARKET APPRAISALS

If you have a house to sell then we offer a Free Valuation, without obligation.

SURVEYS

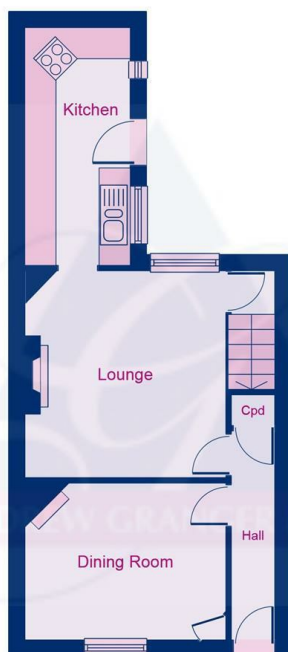
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Survey Department on 0116 2429933.



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Ground Floor

Floor Area (Gross Internal) 44.0 sq. m. (474 sq. ft.) approx

Created using Vision Publisher™



First Floor

Floor Area (Gross Internal) 34.0 sq. m. (366 sq. ft.) approx

Created using Vision Publisher™

LOCATION



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