



4 Flaxland, Rothley, Leicester LE77RJ

MOORE  
& YORK



### Property at a glance:

- Executive Detached Family Home
- Sought After Charnwood Village Location
- Lounge, Dining Room & Kitchen/Breakfast Room
- En Suite & Family Bathroom
- Four Bedrooms
- Easy Access Beautiful Countryside
- Short Drive Western Bypass Offering Excellent Transport Links
- Ample Parking & Double Garage
- Early Viewing Recommended.

Asking Price £530,000 Freehold



A well presented executive detached four bedroom family home situated in a small cul-de-sac of homes located close to the centre of the highly popular Charnwood village of Rothley boasting two village greens, plenty of pubs and shops and offering easy access to stunning open countryside with amazing walks. This sought after village also provides easy access to the Leicester and Loughborough centres and the Western Bypass offering excellent transport links. The centrally heated and double glazed accommodation comprises to the ground floor: reception hall, cloakroom/WC, lounge, dining room, kitchen/breakfast room with integrated appliances and utility room and to the first floor: galleried landing leading to master bedroom with en-suite, three further bedrooms and family bathroom. To the front of the property is a driveway providing parking leading to detached double garage and to the rear a private patio and lawned garden. This lovely home would ideally suit the growing family and a early viewing is recommended as rarely do properties of this calibre and location become available for sale.

### DETAILED ACCOMMODATION

Hardwood and glazed door leading to

#### ENTRANCE HALL

Stairs leading to first floor accommodation, radiator, display glazing, wood block flooring

#### CLOAKROOM/WC

Two piece suite comprising pedestal wash hand basin and low level WC, UPVC sealed double glazed window, tiled splash backs, radiator, tiled flooring

#### LOUNGE

19' 10" x 11' 7" (6.05m x 3.53m) Display coal effect

gas fire set in marble surround with matching hearth and mantle, radiators, TV point, sealed double glazed sliding patio doors leading to rear garden, UPVC sealed double glazed bow window, double doors leading to;

#### DINING ROOM

11' 6" x 9' 9" (3.51m x 2.97m) Radiator, UPVC sealed double glazed window

#### KITCHEN/BREAKFAST ROOM

11' 5" x 10' 8" (3.48m x 3.25m) Fitted in an extensive range of units comprising one and a half bowl sink unit with cupboards under, matching range of base units with work surfaces over and drawers and cupboards under, complementary wall mounted eye level





cupboards, built in oven and four piece ceramic hob with extractor fan over set in matching hood,, integrated dishwasher and fridge, radiator, tiled splash backs, UPVC sealed double glazed window, archway leading to;

### UTILITY AREA

7' 11" x 6' 2" (2.41m x 1.88m) Comprising sink unit with cupboards under, work surfaces with cupboards and utility space under with plumbing for washing machine, concealed central heating boiler, tall larder cupboard, tiled flooring,UPVC sealed double glazed window, sealed double

glazed door to side aspect.

### FIRST FLOOR GALLERIED LANDING

Radiator, access to loft space

### MASTER BEDROOM

12' 11" x 10' 3" (3.94m x 3.12m) Radiator, UPVC sealed double glazed window, fitted wardrobes.

### EN-SUITE SHOWER ROOM

Three piece suite comprising tiled corner

shower cubicle, pedestal wash hand basin and low level WC, heated towel rail

### BEDROOM 2

12' 3" x 10' 3" (3.73m x 3.12m) Radiator, UPVC sealed double glazed window, fitted wardrobes,

### BEDROOM 3

11' 10" x 7' 5" (3.61m x 2.26m) Radiator, UPVC sealed double glazed window,,access to loft space

### BEDROOM 4

9' 3" x 7' 4" (2.82m x 2.24m) Radiator, UPVC sealed double glazed window.

### FAMILY BATHROOM

9' 0" x 6' 9" (2.74m x 2.06m) Three piece suite comprising whirlpool bath with shower over, pedestal wash hand basin and low level WC, tiled flooring, tiled throughout heated towel rail, airing cupboard.

### FRONT GARDEN

The property is approached by a driveway providing parking with well stocked evergreen and floral borders leading to detached double garage with electrically operated up and over doors, power and light

### REAR GARDEN

Patio seating area with electrically operated sun canopy over and lawns with well stocked evergreen and floral beds, side pathway leading to a further rear patio area, corner greenhouse, outside tap, side storage shed, gated access to side.









## SERVICES

All main services are understood to be available. Central heating is gas-fired, electric power points are fitted throughout the property, windows are double glazed.

## VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## MAKING AN OFFER

As part of our service to our Vendors, we have a

responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## TENURE

Freehold

## EPC RATING

TBC

## COUNCIL TAX BAND

Charnwood E

## IMPORTANT INFORMATION

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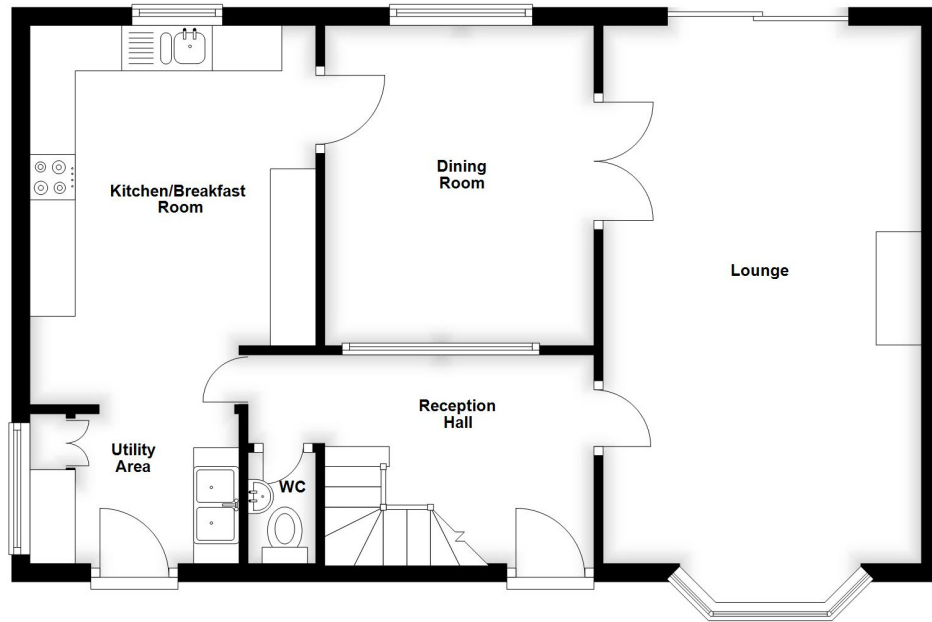






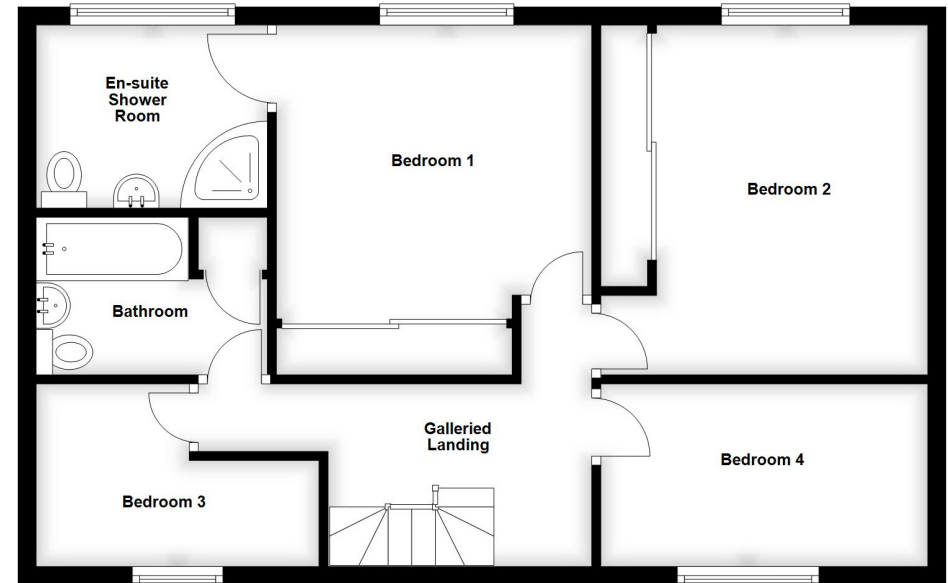
### Ground Floor

Approx. 58.7 sq. metres (632.1 sq. feet)



### First Floor

Approx. 58.8 sq. metres (633.2 sq. feet)



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property â€” if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

