

Merlin Close

Rothley, Leicestershire, LE7 7QJ

John German





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£350,000

AN OUTSTANDING EXTENDED FAMILY HOME
situated in the ever-popular Leicestershire village
of ROTHLEY. The open plan kitchen/family room,
four bedrooms and two utility spaces are just
three of the features for this superb property.



The sought-after village of Rothley offers many amenities including schools, shops, a post office and a number of public houses. It is also conveniently set for the market town of Loughborough and Leicester city centre. The village is set on the fringe of the Charnwood Forest where there are many attractive walks including Bradgate Park and Beacon Hill, together with a number of local golf courses. Midland Mainline with direct routes to London St. Pancras can be found at Leicester and Loughborough, and the motorway network is best accessed from junction 22 of the M1 motorway.

Approached via driveway parking, Merlin Close is situated towards the conclusion of the road. The front entrance door opens into the reception hallway which has access to ground floor accommodation and stairs rising to the first floor.

There is a spacious lounge to the front of the property while the real "WOW" factor is the open plan kitchen/family room to the rear which incorporates a range of stylish matching base and eye level units with work surface areas and breakfast bar with room for stools. There are a variety of fitted appliances and access to two utility spaces, making this a very versatile working kitchen, ideal for entertaining. Tiled flooring runs throughout and there are ceiling spotlights and feature lighting above the breakfast bar.

From the family room, double doors open into the study which has patio doors opening onto the garden. Completing the downstairs accommodation is the guest WC.

Ascend to the first floor and you will find four bedrooms, two of which have fitted wardrobes, and a family bathroom which is fitted with a suite to include panel enclosed bath, WC and wash hand basin. The master bedroom also benefits from an en-suite shower room which is fitted with a matching suite to include walk-in shower, WC and wash hand basin.

Access to the roof space is from bedroom two where you will find a drop-down ladder and the gas central heating wall mounted boiler at one end of the property.

Proceed back downstairs and out through the French doors into the garden which has a patio seating area and gated access to the lawn beyond which has fencing to the perimeter and a variety of mature plants, trees and shrubs.

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

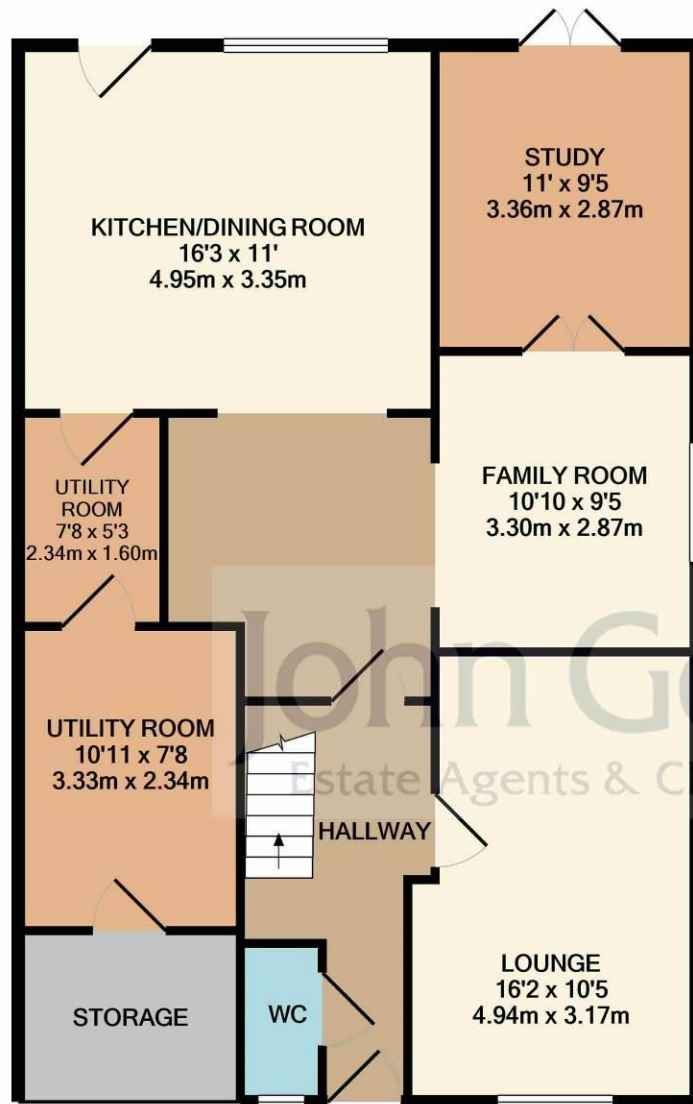
Useful Websites: www.environment-agency.co.uk ;
www.charnwood.gov.uk/pages/planning_applications

Our Ref: JGA/17102019

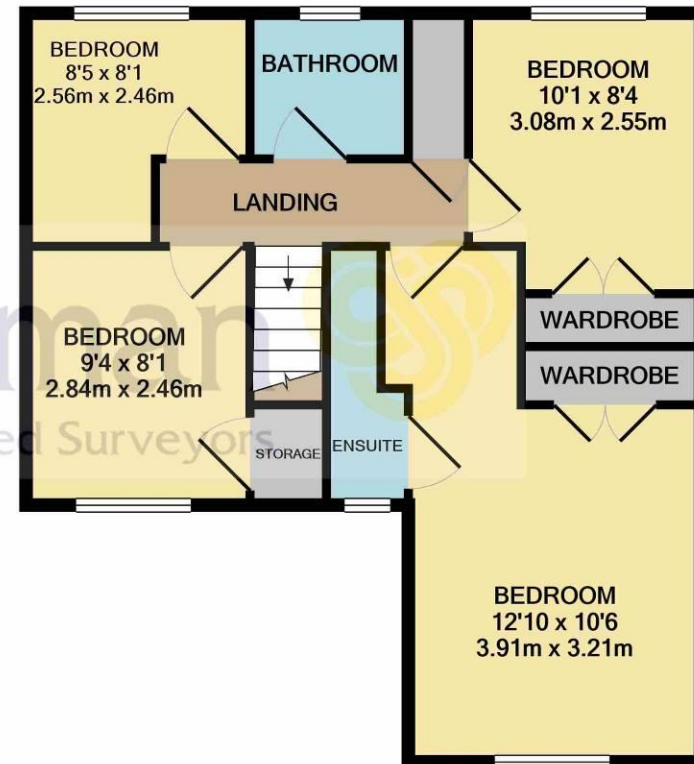
Local Authority/Tax Band: Charnwood Borough Council / Tax Band E







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Agents' Notes

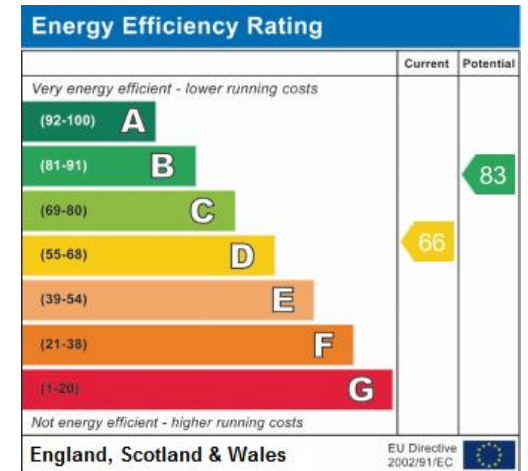
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



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