



40 Grangefields Drive
Rothley, Leicestershire LE7 7NB

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Property at a glance:

- Spacious and flexible family home
- Four/five bedrooms
- Four reception areas including first floor games room
- Kitchen dining room
- Double garage
- Off road parking
- Rear garden
- Brick built summer house
- Situated in a sought after location
- Close to local amenities

Offers in the region of £415,000



A quite exceptional opportunity to purchase a most spacious and flexible family home which offers up to five bedrooms several reception spaces and a generous plot with double garage and driveway in this highly sought after location within walking distance of the village centre. With double glazing, central heating, outbuildings and multiple rooms that are usable in a variety of fashions this property offers huge potential to suit most buyers.

GENERAL INFORMATION

Rothley is a sought-after North Leicestershire village and 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 amenities to include schooling, shopping, places of worship and recreational pursuits. Plus regular direct bus routes to Loughborough and Leicester city centre for employment and recreation needs.

EPC RATING

An EPC (energy performance certificate) has been carried out on this property with the resulting rating D. To view the full document, go to www.EPCRegister.com using the postcode to search.

FRONTAGE

The property occupies a wide frontage with a nicely proportioned lawned space to the right hand side of the plot bordered by mature shrubs and evergreen plants for interest. A paved driveway provides ample off road



parking for two or three vehicles in front of the double garage and to the left hand side a gated entry-way leads to the rear garden.

PORCH

1.80m x 1.65m (5'11" x 5'5")

Of UPVC construction and allowing lots of natural light with a full height glazed door with glazed side screens. The room has a practical tiled floor and leads internally via a decorative timber door with stained and leaded panels and matching side screen to:

ENTRANCE HALL

7.83m x 1.72m (25'8" x 5'8")

Having access off to all ground floor rooms, coved ceiling with smoke alarm and two pendant light points, useful under-stairs cloaks/storage space and two further doors which give access to a built-in storage cupboard with further hanging and shelving and the garage/utility space.

THROUGH LOUNGE





6.68m x 3.79m (21'11" x 12'5")

Having Adam style fireplace with feature fire and marble surround, coved ceiling, twin pendant light points (not currently in use), twin wall light points, two double radiators and having a triple aspect with UPVC double glazed sliding patio doors to rear, UPVC double glazed bow window to front and additional UPVC double glazed window to the side elevation.

KITCHEN DINING ROOM

4.93m x 3.72m max (16'2" x 12'2" max)

Fitted with a matching range of base and eye level units

with plentiful work-surfaces, peninsular bar and built in four ring gas hob, matching brushed steel extractor, dual oven and grill, twin bowl sink with drainer and mixer, space for dishwasher, integrated fridge, further storage, UPVC double glazed window and door to the rear garden, strip lighting, tiling and the dining space has a double radiator, coved ceiling with pendant point and ample space for day to day dining.

DINING ROOM/BEDROOM FIVE

4.66m x 3.04m (15'3" x 10'0")

Having a dual aspect with UPVC double glazed windows

to front and side elevations, large double radiator, wall and ceiling light points, coved ceiling and multi paned glazed door leading from the hall. This spacious room is currently used as formal dining but could equally serve as a good sized double bedroom, home office, play room or a variety of other uses.

SITTING ROOM/BEDROOM FOUR

4.33m x 3.18m (14'2" x 10'5")

Having two radiators, feature Adam style fireplace with display fire, coved ceiling with light point, three door fitted cupboard/wardrobe and UPVC double glazed French doors with side screens leading to the property's garden.

BEDROOM THREE

3.51m x 2.73m (11'6" x 8'11")

With a four door fitted wardrobe, radiator, ceiling light point and UPVC double glazed window to the rear elevation.

GROUND FLOOR BATHROOM

2.56m x 1.72m (8'5" x 5'8")

Having a three piece suite comprising panelled bath with tiled surround and Mira combi force 415 shower unit, pedestal wash basin and close coupled WC, two radiators, strip lighting and coving, extractor fan and obscure UPVC double glazed window to the side elevation.

INTEGRAL DOUBLE GARAGE

5.64m x 4.64m overall (18'6" x 15'3" overall)

Having remote controlled electrically operated up and over door to the front elevation, internal lighting and power and contains the property's electric and gas installations, obscure UPVC double glazed window to the side elevation, braced door to the same, wall mounted Glow worm 35ci combi boiler and useful fitted utility area with sink, storage cupboards and space for washing machine and tumble dryer.

FIRST FLOOR LANDING/STUDY AREA

5.09m x 3.94m min (16'8" x 12'11" min)

With sloping ceiling height to parts this impressive first









floor reception area is used as a study/games area having double glazed velux skylight windows with fitted blinds to both side and rear, ceiling light point, double radiator, smoke alarm, desk unit and balustrade overlooking the stairwell. The area is easily large enough to house sofas for an upstairs seating space and has access off to the games room, master bedroom and first floor bathroom.

MASTER BEDROOM

4.67m x 4.03m (15'4" x 13'3")

Having ample fitted wardrobes and storage space with ceiling light point, double radiator and UPVC double glazed window to the front elevation, eaves accesses at either side provide ample storage space.

FAMILY BATHROOM

3.23m x 1.98m (10'7" x 6'6")

With a four piece suite comprising panelled bath, pedestal wash basin, shower cubicle and low flush WC, part tiled, double radiator, ceiling light point and extractor fan plus obscure UPVC double glazed window to the side elevation.

GAMES ROOM

3.22m x 3.88m max into low ceiling height area (10'7" x 12'9" max into low ceiling height area)

With down-lights and smoke alarm, radiator and eaves access hatch, double glazed velux style sky-light with



fitted blinds to the rear elevation, desk unit and door leading off to:

BEDROOM TWO

4.08m x 3.91m (13'5" x 12'10")

Almost a mirror image of the games room with identical fitted desk unit, twin double glazed velux style sky-lights with fitted blinds to the rear elevation, central heating radiator, down-lights and low level access door to eaves storage.

REAR GARDEN

The rear garden is well maintained, is a good size and is relatively un-overlooked despite its village location. There is a full width paved patio providing plenty of outside seating and relaxing space. There is a storage area to the property's side and a good sized lawn with a variety of plants to shrubs to deep beds to the rear and sides of the plot. To the left hand side there are two outbuildings comprising of the following:

SUMMERHOUSE

3.89m x 2.08m (12'9" x 6'10")

With UPVC double glazed French doors with side screens overlooking the garden, lighting, power, skylight window and situated immediately adjacent:

OUTSIDE WC



1.68m x 0.90m (5'6" x 2'11")

With low flush WC, UPVC double glazed window, braced access door and ceiling light point.

TECHNOLOGY

Broadband service to the property is currently Fibre through the Cabinet (FTTC) 55-73 mbps

The street also has cable.

There is gigabit Cat 5 ethernet cabling in the scriptorium (landing) and the two upstairs smaller bedrooms (not the master bedroom).

DIRECTIONS

From Rothley village centre head North-East bound on Fowke Street which becomes Homefield Lane. Take an eventual right turn into Grangefields Drive and follow the cul-de-sac into the right hand spur where the property is found shortly thereafter on the left hand side of the road. SAT-NAV post code: LE7 7NB.

PROPERTY INFORMATION QUESTIONNAIRE

The vendor(s) of this property has completed a Property Information Questionnaire which provides prospective purchasers with important information about the property which you may wish to consider before viewing or making an offer. Please enquire with the relevant office if you would like to view a copy.



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 – 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.



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