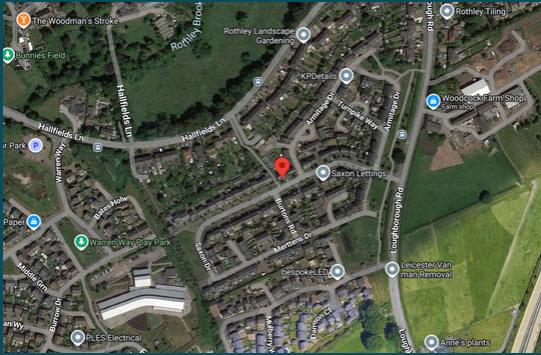




17 Saxon Drive, Rothley

Leicester LE7 7SR

MOORE  
& YORK



### Property at a glance:

- Modern detached home
- Three bedrooms
- Master en-suite
- Through lounge
- Spacious full length Kitchen/Diner
- Garage and driveway parking
- EV charging point
- Well presented throughout
- Sought after location
- Walking distance to village primary school

£369,995 Freehold



A superbly presented and spacious three bedroom detached home enjoying a quiet location within walking distance of the village primary school and shopping. Constructed by Charles Church just over a decade ago, this home enjoys modern amenities with master en-suite, family bathroom, driveway parking, garage and enclosed private landscaped garden at the rear. The living spaces are Upvc glazed and centrally heated and include a through lounge, good sized kitchen diner and lovely entrance hall which set the tone for a home that really does need to be viewed to fully appreciate.

### ROTHLEY

Rothley is a particularly sought-after North Leicestershire village location and is ideally placed for access to the University town of Loughborough and the City of Leicester and the M1 Motorway, which can be accessed via the Western relief road. The combined villages of Rothley, Mountsorrel and Quorn offer a good range of amenities to include schooling, shopping and recreational pursuits.



### ENERGY PERFORMANCE CERTIFICATE

The property has an EPC rating of 'C' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted. (This report dates to 2022 - a replacement EPC has been ordered)

### FRONT GARDEN AND DRIVEWAY

The shallow frontage is laid to raised planters with beech hedging to the side boundary and the driveway, which is situated to the right hand side of the house provides ample space for two cars with Electric Vehicle (EV) charger and leads to the single garage.





## ENTRANCE PORCH

Recessed to the front elevation with twin outside lights, paving and providing a sheltered space in which to greet visitors, door leads internally to:

## HALL

4.50m x 1.89m (14' 9" x 6' 2") A welcoming space with timber flooring, ceiling light point, radiator and doors to the through lounge, kitchen diner and at the rear to:

## GROUND FLOOR WC

1.89m x 1.00m (6' 2" x 3' 3") With two piece suite in white including corner wash basin and WC plus radiator, obscure UPVC window to the rear elevation and ceiling light point.

## THROUGH LOUNGE

6.20m x 3.12m (20' 4" x 10' 3") max. With Upvc box bay to the front elevation which really does transform the space, french doors to the garden at the rear and two ceiling light points plus two central heating radiators.

## KITCHEN / DINING ROOM

6.20m x 2.73m (20' 4" x 8' 11") max. Again, the very handy box bay allows considerably more dining space than those homes built without. Ceiling lights and central heating radiator, ample storage, work surfaces and integrated appliances including fridge/freezer, oven, hob, extractor and dishwasher.

## FIRST FLOOR LANDING

3.79m x 1.89m (12' 5" x 6' 2") With upvc window to the rear elevation, ceiling light, radiator, doors to all three bedrooms and the family bathroom.

## MASTER BEDROOM

4.28m x 3.12m (14' 1" x 10' 3") plus corridor space. With Upvc window to the front elevation, ceiling light, attractive paneling and door off to:

## EN-SUITE SHOWER ROOM

2.21m x 1.22m (7' 3" x 4' 0") max. With three piece suite comprising double shower cubicle, wash basin and WC plus towel radiator, ceiling light point and extractor fan plus Upvc obscure window to the rear elevation.

## BEDROOM TWO

2.97m x 2.74m (9' 9" x 9' 0") A double room with Upvc window to the front elevation, ceiling light point and central heating radiator.

## BEDROOM THREE

2.74m x 1.90m (9' 0" x 6' 3") min. With two large double built in wardrobes which fill an entire wall. Upvc window to the rear elevation, ceiling light point and central heating radiator.









### **FAMILY BATHROOM**

2.71m x 2.33m (8' 11" x 7' 8") With obscure Upvc window to the front elevation, built in airing cupboard with hot water cylinder, ceiling light point, extractor fan and tiling plus three piece suite in white with shower and screen over the paneled bath.

### **GARAGE**

Detached from the house in-block with the neighboring garage. Internal light and power is laid on with Up/over door for vehicle access and side pedestrian access door to the garden.

### **REAR GARDEN**

Landscaped with natural stone and situated on two main levels with steps and handrail connecting the two with mature planting side access gate from the driveway and relatively low maintenance.

### **COUNCIL TAX BAND**

The property has a council tax rating of 'C' via Charnwood Borough Council.



### **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, 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.



### **PLANS**

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

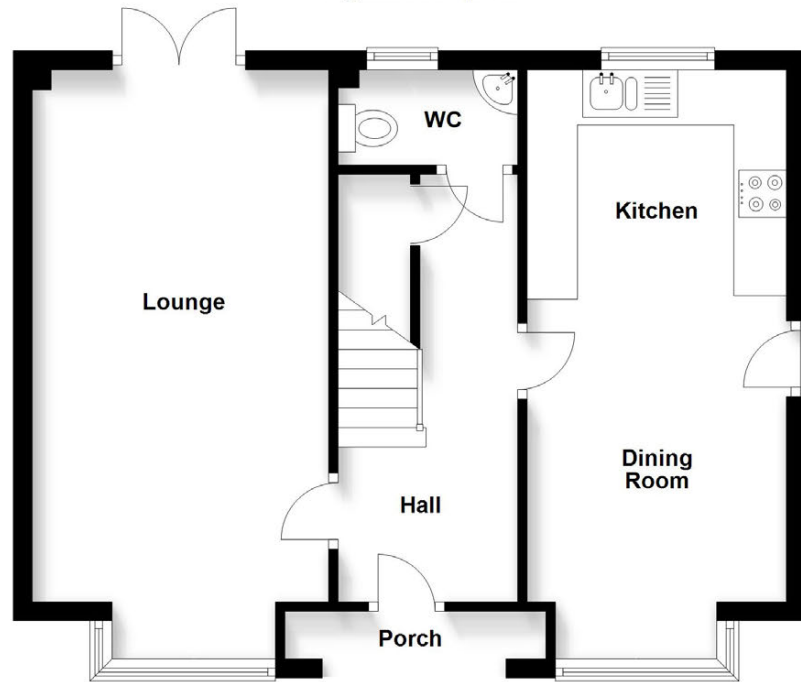
### **IMPORTANT INFORMATION**

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



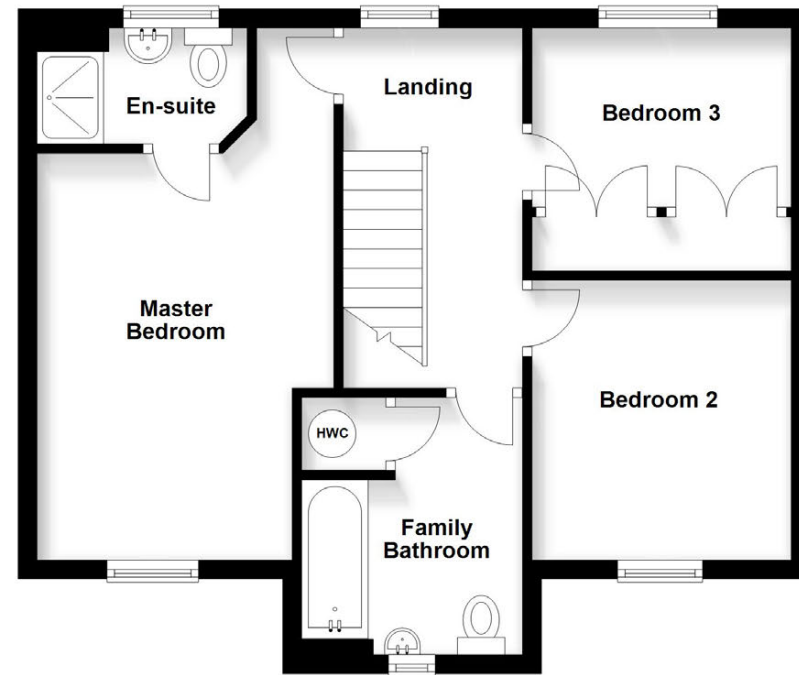
### Ground Floor

Approx. 520.0 sq. feet



### First Floor

Approx. 504.9 sq. feet



Total area: approx. 1024.9 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 "€" 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

