



**SAXON DRIVE,
ROTHLEY, LE7 7SR**

**£350,000
FREEHOLD**

Situated on this prestigious development in the much sought after village of Rothley, this immaculate detached house boasts a spacious lounge, 16' kitchen/diner, separate utility room and WC to the ground floor, with three bedrooms, master ensuite, and family bathroom upstairs, all decorated in neutral tones with quality flooring and benefiting from double glazing and gas central heating. Outside, the driveway provides parking for 2 cars and leads to the garage with a delightful rear garden completing the picture of this beautiful home in this highly regarded residential location.

EDWARDS
SALES AND LETTINGS

SAXON DRIVE

No onward chain | Immaculate inside and out |
Modern kitchen and separate utility | 3 bedrooms
| Spacious lounge | Garage and off-street
parking | Master with stylish ensuite | Excellent
plot and position | Council Tax Band: C | EPC: tbc



FULL DETAILS

Situated on this prestigious development in the much sought after village of Rothley, this immaculate detached house boasts a spacious lounge, 16' kitchen/diner, separate utility room and WC to the ground floor, with three bedrooms, master ensuite, and family bathroom upstairs, all decorated in neutral tones with quality flooring and benefiting from double glazing and gas central heating. Outside, the driveway provides parking for 2 cars and leads to the garage with a delightful rear garden completing the picture of this beautiful home in this highly regarded residential location.

ENTRANCE HALL

Double glazed door into entrance hall with stairs off to first floor, radiator, solid oak flooring, under-stairs storage cupboard and doors into lounge, dining kitchen and downstairs W.C.

LOUNGE

16' 2" x 15' 5" (4.93m x 4.7m) Double glazed window to front elevation, Adam style fireplace with electric fire, radiator and double glazed French doors to rear elevation leading out into the garden.

KITCHEN/DINER

16' 1" x 9' 8" (4.9m x 2.95m) Fitted with a modern range of wall, base and drawer units with laminate work surfaces, one and a half bowl stainless steel sink drainer, integrated electric oven, built in gas hob, stainless steel extractor hood, space for fridge freezer, under-counter space and plumbing for dishwasher, space for dining table, radiator, tiled flooring, double glazed windows to front and rear elevations and door

into utility room.

UTILITY ROOM

7' 7" x 6' 6" (2.31m x 1.98m) Fitted with matching wall and base units with laminate work surfaces, under-counter space and plumbing for washing machine, radiator, continuation of tiled flooring and door to rear elevation leading out into the garden.

WC

Fitted with a modern two piece suite comprising close coupled W.C. and pedestal wash hand basin, radiator and continuation of solid oak flooring.

MASTER BEDROOM

11' 1" x 9' 5" (3.38m x 2.87m) Double glazed window to rear elevation, fitted bedroom furniture, radiator and door to ensuite

BEDROOM TWO

10' 0" x 9' 5" (3.05m x 2.87m) Double glazed window to rear elevation and radiator.

BEDROOM THREE

11' 8" x 6' 6" (3.56m x 1.98m) Double glazed window to front elevation and radiator

FAMILY BATHROOM

Fitted with a modern three piece suite comprising close coupled W.C., pedestal wash hand basin and bath with shower screen and shower over, tiled flooring, down lights, radiator and double glazed window to front elevation.

OUTSIDE

To the front of the property is a low maintenance garden and gated access to the rear garden. To the side of the property is a driveway providing off road parking and giving access to the garage. To the rear of the property is a landscaped garden with flagstone paved patio area leading to a lawn with planted borders, enclosed by wooden fencing. Single garage adjacent to the property, with up and over door.

GENERAL NOTES

Please contact Clare, Katie, Dominique or Rhys to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

It should not be assumed that items shown in our photographs are included in the sale of the property.

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

We believe you may benefit from using the services of Simpson Jones, Taylor Rose Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are

conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

SAXON DRIVE







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ADDITIONAL INFORMATION

Local Authority – Chamwood Borough Council

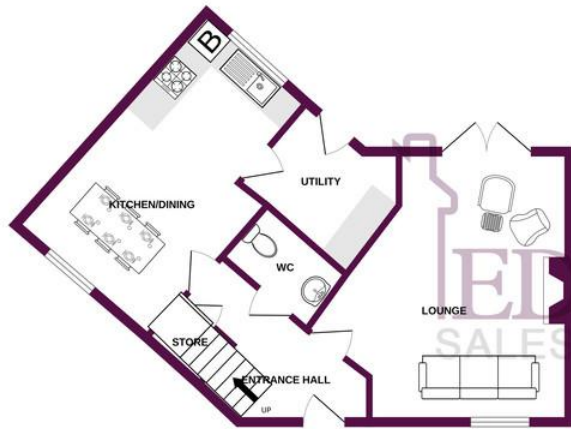
Council Tax – Band C

Viewings – By Appointment Only

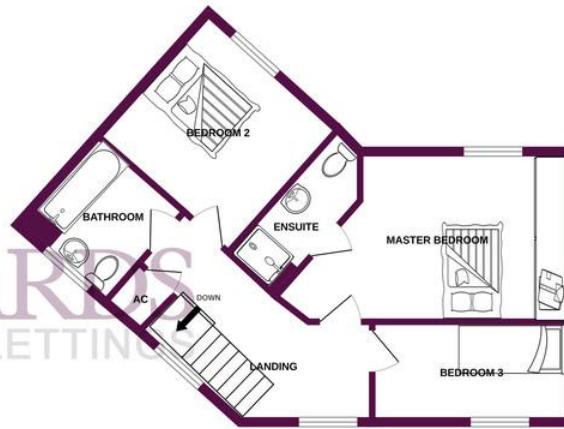
Tenure – Freehold



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements