



## ROTHERBY

52 MAIN STREET, LE14 2LP

Offers around:  
**£299,950**

A large well presented semi-detached house situated on the edge of this rural pretty Wreake Valley village with superb open views to front, side and rear. Oil fired central heating, sealed unit double glazing, Entrance Hall, Lounge with log burner, Conservatory, large Fitted Dining Kitchen, Cloakroom/w.c. and Utility Room and to the First Floor are three good sized Bedrooms and Bathroom with separate shower cubicle. Outside offers an extensive driveway and parking for many vehicles, single integral garage and a good sized mature rear garden.

Viewing is strictly by appointment with the sole agents.

**Tel: 01664 410166**

[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers

# Rural location



This delightful well presented semi-detached house is situated on the very edge of this sought after and very pretty Wreake Valley village. A particular feature of this property's location is the outstanding views to the front over the Wreake Valley towards Rotherby as well as views to the rear and side over open countryside. Rotherby is situated between Leicester and Melton Mowbray, just off the A607, and is a very unspoilt village being convenient for Melton Mowbray, Loughborough and Leicester and not far away from the A46 Fosse Way. The accommodation has oil fired central heating and upvc sealed unit double glazing and includes Entrance Hall, Cloakroom/w.c., Lounge with log burning stove, Conservatory, well fitted Dining Kitchen with views to both front and rear and Utility Room and to the First Floor are three Bedrooms and Bathroom with separate shower cubicle. Outside offers a front garden with an extensive gravelled driveway with parking for several vehicles, single integral garage and a good sized rear garden backing on to open fields.

# Viewing highly recommended

## ACCOMMODATION

**ENTRANCE HALL** with staircase to the First Floor, radiator, oak flooring and front entrance door.

**CLOAKROOM/W.C.** comprising w.c.

**LOUNGE** having oak floor, radiator, log burning stove with beam over and patio doors leading to:-

**CONSERVATORY** of upvc construction with double glazed sealed units, twin doors to the side, brick built base, tiled floor and radiator.

**DINING KITCHEN** having window to the front having views over the Wreake Valley, patio door to rear overlooking the garden and countryside beyond, a range of fitted base and wall units with a mixture of granite and solid wood work surfaces, Belfast sink, space for Range-style cooker with canopy hood above, integrated dishwasher, ceramic tiled floor and splashbacks, cream painted free-standing farmhouse-style dresser unit and door to:-

**UTILITY ROOM** having window and door to the rear, plumbing for washing machine, wash basin and radiator.

**FIRST FLOOR LANDING** having window to the front.

**BEDROOM ONE** having window to the rear with views over countryside, radiator and built-in wardrobe.

**BEDROOM TWO** having windows to the side and rear with views over countryside, radiator and built-in wardrobe.

**BEDROOM THREE** having window to the front with views over the Wreake Valley, radiator and built-in wardrobe.

**BATHROOM** having two windows to the front, re-fitted suite comprising w.c., wash basin and bath along with a large separate shower cubicle, tiled splashbacks, built-in airing cupboard and heated towel rail.

**OUTSIDE** offers a front garden with mature hedging and an extensive gravelled driveway providing parking for several vehicles which in turn leads to a single integral garage with up-and-over door to the front, power and light. A gated side access leads to a good sized mature rear garden with patio area, extensive lawns with well stocked flower and shrub borders backing on to open fields and timber garden shed.



## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, Wilton Lodge, 1 Wilton Road, Melton Mowbray, Leicestershire, LE13 0UJ. Tel:- (01664) 410166

**TENURE:** Freehold, vacant possession upon completion.

**SERVICES:** Mains electricity, water and drainage.

**COUNCIL TAX:** Melton Borough Council (01664) 502502.

**VALUATIONS:** If you are considering selling, we would be happy to advise of the value of your property with no obligation.

**DIRECTIONS:** Leave Melton Mowbray via the A607 Leicester Road and after passing Frisby-on-the-Wreake take the first turning signposted to Rotherby on the right and next left into the village. The property will eventually be found on the left hand side.

## FLOOR PLAN

Wilton Lodge, Wilton Road,  
Melton Mowbray, Leicestershire LE13 0UJ

**Tel: 01664 410166**

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**EPC:** This property has an Energy Performance Rating. A copy is available upon request.

