




SETHS
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The Oaks, Swithland Lane
Rothley, Leicester

Price £1,500,000
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Seths Estate Agents are proud to market this beautifully presented family home situated in the prominent area of Rothley. The Oaks on Swithland Lane is a superbly built five-bedroom property that includes approximately half an acre of beautiful landscape and scenery.

Internally, the property comprises of a Large Entrance Hall, Spacious Lounge, Family Reception Room, Stunning Fitted Kitchen/Diner with a Spacious Seating Area which overlooks the spacious Rear Garden. Also on the Ground Floor is a Shower Room, laundry room and access to the internal double garage. To the first floor there are four double bedrooms, two bedrooms with an en-suite and a family shower room. The second floor provide access to the fifth bedroom.

The property benefits from: a detached gymnasium, home office, secured access to the front with electric gates with access to the in and out driveway, double garage, home office and landscaped front and rear gardens.

GROUND FLOOR

ENTRANCE HALL

Well presented reception hall with double doors to the front, oak flooring, radiators and staircase off.

SITTING ROOM

25' 9" x 16' 9" (7.85m x 5.11m) Large family area with oak flooring, two fireplaces with surround, recessed ceiling spotlights, window to front aspect and patio doors to the rear.

FAMILY ROOM

18' 9" x 12' 0" (5.74m x 3.68m) Oak flooring, radiators, large display unit with integrated lights and space for TV and French patio doors to the rear terrace.

KITCHEN/DINING/SITTING AREA

42' 6" x 15' 10" (12.97m x 4.83m) Impressive fitted kitchen which has been designed and flited by Shortland with an extensive range of cabinets with fitted granite worktops over, range of integrated appliances which include three gas ovens, Miele enteric oven and an American style fridge freezer. The kitchen also benefits from a fitted central island, fixed oak breakfast table and underfloor heated limestone flooring. The sitting area offers views of the rear gardens,

vaulted ceiling, glazed windows surrounding and French doors to the garden area.

LAUNDRY ROOM

18' 2" x 14' 0" (5.56m x 4.29m) Laundry area with fitted appliances, fitted corner suite, integrated fridge freezer and double glazed door to garden area.

WET ROOM

Walk in shower. close coupled w.c., wash hand basin, heated towel rail and fully tiled walls and flooring.

FIRST FLOOR

LANDING

Large landing area, carpeted, radiator, windows to front aspect and staircase off.

MASTER BEDROOM

26' 0" x 15' 8" (7.95m x 4.78m) Large master bedroom with windows to front and rear aspect, fitted wardrobe area, carpeted and radiator. With oak staircase off leading to the mezzanine dressing area.





DRESSING AREA

22' 2" x 11' 5" (6.77m x 3.49m) Dressing area with a range of fitted wardrobes and dressing table.

MASTER BEDROOM EN-SUITE

Excellently presented en suite with granite units, jacuzzi bath with a fitted TV and a large walk in shower.

BEDROOM 2

14' 0" x 11' 10" (4.27m x 3.61m) Carpeted, fitted wardrobes, radiator and windows to rear aspect.

BEDROOM 3

14' 6" x 12' 2" (4.42m x 3.71m) Carpeted, radiator and windows to rear aspect.

BEDROOM 4

12' 0" x 11' 1" (3.68m x 3.40m) Carpeted, radiator and windows to rear aspect. With door to :

SHOWER EN-SUITE

Shower en suite, close coupled w.c and wash hand basin.

FAMILY SHOWER ROOM

Excellently finished shower room with walk in designer shower, feature wash hand basin with storage under, integrated w.c. and radiator.

SECOND FLOOR

BEDROOM 5

20' 4" x 13' 2" (6.22m x 4.03m) Oka flooring, fitted Velux windows to front and rear, fitted wardrobes, radiator and fitted storage into eaves.

OUTSIDE

FRONT

Mature secluded gardens to the front.

DRIVEWAY

In and out driveway with electric iron gates provided space for 12 cars.

DOUBLE GARAGE

Double garage with electric up and over doors. Access to gas central heating boiler system.

REAR

GARDENS

Landscaped gardens to the rear with a split level lawned area, brick and timber fencing surround.

OFFICE 1

19' 9" x 10' 11" (6.02m x 3.33m) External staircase located at the rear of the property, interconnecting rooms with fitted Velux windows.

OFFICE 2

18' 4" x 13' 3" (5.59m x 4.04m) Fitted Velux window and door access to :

CLOAKROOM

Close coupled w.c and wash hand basin.

DETACHED GYM

30' 1" x 17' 6" (9.18m x 5.35m) Detached gym which benefits from high vaulted ceiling, oak flooring, air conditioning unit, raised windows and Bi Fold doors leading to the rear.





Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility, any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

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