



**4 FARMERS WAY**  
ROTHLEY, LEICESTER, LE7 7SN

**£1,350 Per month**  
Unfurnished

A well presented and spacious three bedroom detached home located in the sought after village of Rothley.

Built by Charles Church, this spacious property includes three bedrooms, one with en-suite, a family bathroom, dining kitchen, utility room, cloakroom/w.c. and a bay fronted lounge. Outside there is an enclosed lawned garden with patio area and a single garage with off-road parking.

The property is heated via a gas central heating system and has uPVC double glazing.

The property is light and provides spacious living accommodation for a couple or family looking for a contemporary home in the Rothley area. Rothley offers a range of amenities with good links to both Loughborough and Leicester.

Viewing strictly by appointment with the sole agents.

**Tel: 01664 560181**  
[www.shoulers.co.uk](http://www.shoulers.co.uk)



**Shouler & Son**  
Land & Estate Agents, Valuers & Auctioneers

# 3 bedroom House - Detached



# Viewing Highly Recommended

## ACCOMMODATION

### SUMMARY

ENTRANCE HALL with door to front and a radiator.

CLOAKROOM/W.C. with white suite comprising wash basin and w.c., tiled splash back and a radiator.

LOUNGE (13'8" x 12'8" into bay) with bay window to front and radiator.

DINING KITCHEN (18'7" x 11'4") with a range of white gloss wall and base units, built-in gas range hob with electric oven under and extractor hood over, one and a half stainless steel sink and drainer set in a dark wood effect laminate work surface, plumbing for a dishwasher, double doors to rear garden and a radiator.

UTILITY ROOM with white gloss wall and base units, dark wood effect laminate work surface, plumbing for a washing machine, Glow-worm combination boiler, door to side and a radiator.

STAIRS AND FIRST FLOOR LANDING with storage cupboard.

MASTER BEDROOM (12'9" x 11'12") with a radiator and door to EN-SUITE with white suite comprising shower, wash basin and w.c., tiled splash backs, extractor fan and heated towel rail.

REAR DOUBLE BEDROOM (10'4" X 8'4" min) with a radiator.

REAR SINGLE BEDROOM (8'5" x 7'11") with a radiator.

BATHROOM with white suite comprising bath, wash basin and w.c., extractor fan and a radiator.

OUTSIDE Enclosed lawned rear garden with patio. Gate to side leading to single garage with up and over door. Off-road parking. Further lawned garden with beds to front.

### IMPORTANT TENANCY INFORMATION

The Property Is UNFURNISHED to include carpets and some curtains only.

Council Tax : Charmwood Borough Council : Band D

Deposit : £1,557

Term : A assured periodic tenancy is offered as of 1st May 2026.

Services : Mains electricity, gas, water and drainage.

EPC : B

No pets permitted.

INTERNET : ADSL and Fibre broadband available.

VIEWINGS : Strictly by appointment with Shouler & Son only.

Holding Deposit : Equivalent of one weeks rent inc VAT.

Restrictions: No business use.

Flood/Erosion Risk: None to report.

Planning Permissions : N A .  
<https://planningexplorer.charmwood.gov.uk/Assure/ES/Presentation/Planning/OnLinePlanning/OnlinePlanningSearch>

Accessibility: Stairs to first floor.

Construction: Brick under tile roof.

Relevant letting fees and tenant protection information

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Shouler & Son Surveyors the Agent )

Holding Deposit: 1 weeks rent

Deposit: A sum equivalent to 5 weeks rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement

Payment of interest for the late payment of rent at a rate of 3% above the Lloyds Bank Base Interest Rate

Payment of £50.00 for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy (two months rent if looking to vacate within the fixed term)

During the tenancy (payable to the provider) if permitted and applicable

Utilities gas, electricity, water

Communications telephone and broadband

Installation of cable/satellite

Subscription to cable/satellite supplier

Television licence

Council Tax

Other permitted payments



## TERMS

<b>RENT:</b>	£1,350 Per month, in advance, exclusive of rates and council tax.
<b>DEPOSIT:</b>	£1,557
<b>VIEW:</b>	Strictly by appointment with Shouler & Son.
<b>COUNCIL TAX:</b>	Band D
<b>EPC:</b>	This property has an Energy Performance Efficiency Rating Band . Ref A full copy of the EPC is available upon request or can be downloaded from: <a href="https://www.gov.uk/find-energy-certificate">https://www.gov.uk/find-energy-certificate</a>
<b>REDRESS:</b>	Shouler & Son are a member of UK ALA (The UK Association of Letting Agents) which includes an independent redress scheme and client money protection. For more information about UK ALA please see the following link: <a href="https://www.ukala.org.uk/">https://www.ukala.org.uk/</a>



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	