



£245,000
NORTH STREET, ROTHLEY, LEICESTER



REZIDE
GROUP



A charming memorial cottage located in the highly sought-after Charnwood village of Rothley, this home was erected by local builder Frank Sleath in memory of his late son who fought in the First World War. Lovingly improved by its current residents, this property offers beautiful interiors that seamlessly blend original period features with modern fixtures and fittings. The residence also boasts a beautifully maintained walled garden in a prime central village location.



Upon entering the property via the lounge, you will notice a light and airy feel from the moment you step inside. This room is a wonderful space to relax and enjoy, complete with a feature decorative fireplace and a window to the front elevation. From here, you move into the second reception area, the dining room, which features under-stairs storage, a charming open fireplace, and double French patio doors that lead to the rear garden. Completing the ground floor accommodation is the kitchen, which includes an array of base and eye-level units, an inset sink, space for a Stoves range cooker, space and plumbing for a washing machine, and a window to the side elevation.







Ascending to the first floor, you will find two well-sized double bedrooms and a modern family bathroom. The bathroom is fitted with a suite comprising a bath with shower over, WC, wash hand basin, and towel radiator.





Outside, the property is centrally located in Rothley with permit parking available. The private rear gardens are low maintenance and feature a patio area, a store, and an outdoor utility room. This memorial cottage perfectly captures the essence of historical charm while providing all the conveniences of modern living, making it a truly unique home in a desirable location.



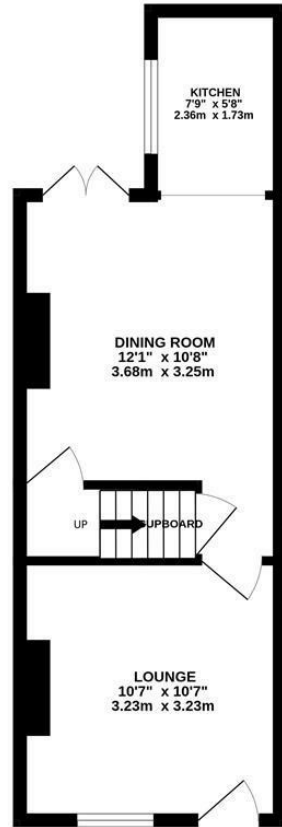




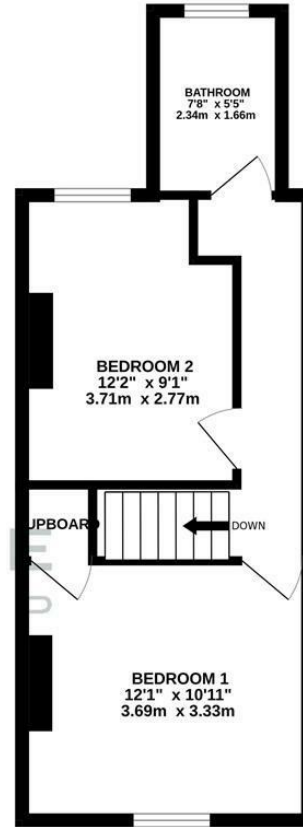




GROUND FLOOR



1ST FLOOR



RESIDENCE
GROUP

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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