

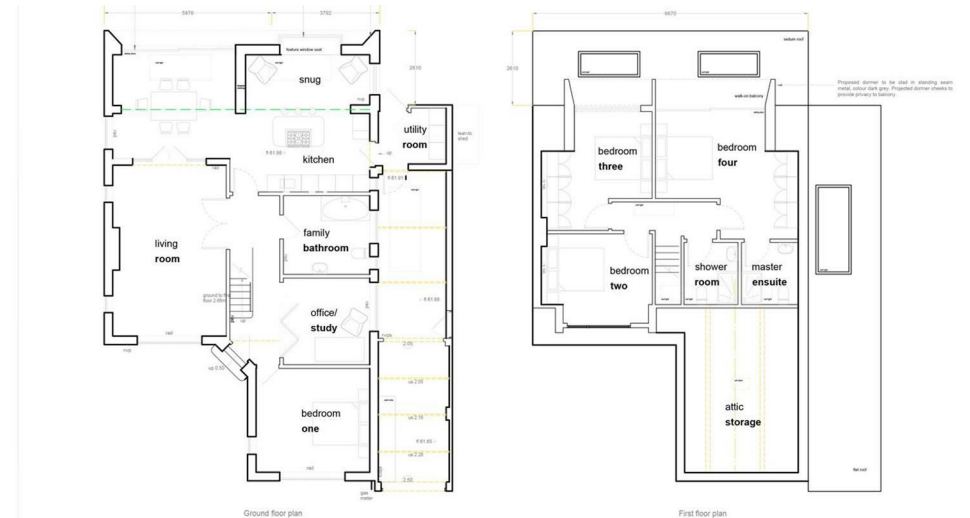


TEMPLAR WAY, LEICESTER, LE7 | OFFERS OVER £380,000

 5  3  4  House



This 5-bedroom detached house on the edge of Rothley village offers a unique opportunity to complete a spacious renovation project. With planning permission for expansion, a new roof increasing first-floor space, panoramic rear views, and a reimagined ground floor, this home promises modern living at its finest. The property includes a large private garden, ample off-road parking, and a spacious garage. Managed by a private building control company, the renovation meets the highest quality standards. Secure this exceptional property in a sought-after location today.



Presenting a remarkable renovation project offered by REZIDE GROUP, this detached 5-bedroom house on the edge of Rothley village offers a unique opportunity to complete a modern and spacious home tailored to your vision. The property boasts planning permission for a significant expansion, with a newly installed roof that has extended the first-floor space. The approved plans feature two shower rooms and three upstairs bedrooms, all designed to take advantage of panoramic views of the serene fields and woodlands at the rear of the property.

The ground floor has been thoughtfully reconfigured to ensure a smooth flow between the bright, airy kitchen, the spacious dining area, and the light-filled living room. Additionally, the ground floor includes a large family bathroom and two bedrooms, making it ideal for single-level living.

This renovation project has been managed by a private building control company, ensuring that every aspect of the work meets the highest standards of quality and craftsmanship. The property also features a generously sized private garden, perfect for outdoor entertaining and family activities, along with ample off-road parking and a spacious garage, adding to the property's convenience and appeal.

Don't miss out on the chance to complete this exceptional home in a peaceful and highly desirable location.

PLEASE NOTE: TO SCALE DOWN THE PROJECT, THE CURRENT VENDORS HAVE SLIGHTLY ALTERED THE PLANS TO REDUCE THE COST HOWEVER, PLANNING IS STILL GRANTED FOR THE FULL DESIGN AND THE STRUCTURE IS IN PLACE TO CARRY ON WITH THE INITIAL PLANS IF DESIRED.



THE KEY INFORMATION

BEDROOMS: 5
BATHROOMS: 3
RECEPTION ROOMS: 4
PROPERTY TYPE: House
PROPERTY TENURE: Freehold
PROPERTY SIZE: sq ft
COUNCIL TAX BAND: E

EPC GRAPH

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

EPC GRAPH

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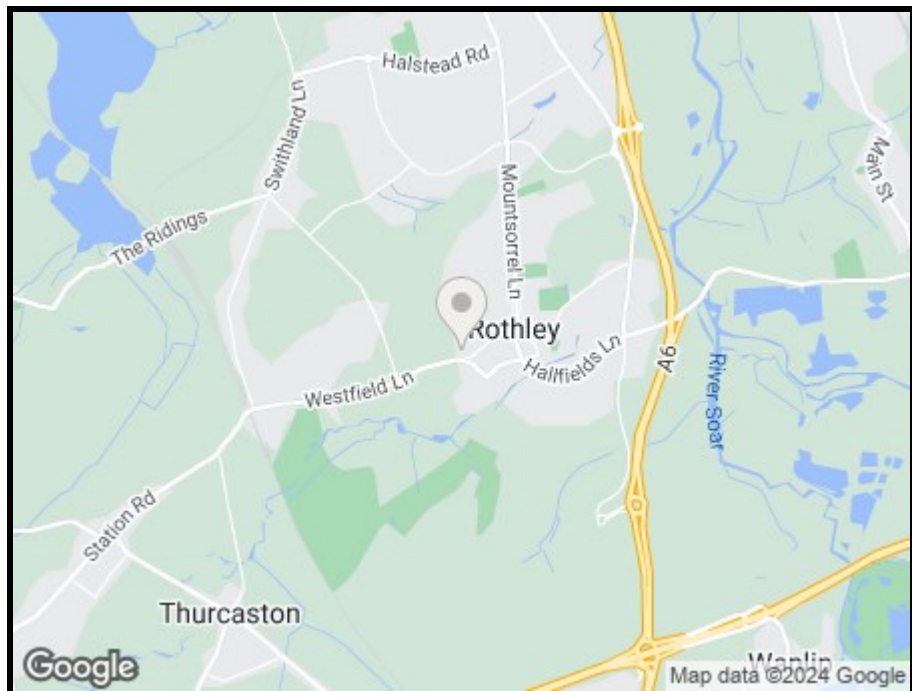
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79

59



PROPERTY LOCATION



WANT TO VIEW?

Please contact our **Rezide Group** Office on **01509 274474** or via email at **team@rezide.group** if you wish to arrange a viewing appointment for this property or require further information.



ABOUT THE LOCAL AREA

Rothley is a well-appointed village in Charnwood Forest, centered around a picturesque village green and offering a wide range of amenities. Residents enjoy popular pubs, restaurants, shops, and a well-regarded local school.

The village's prime location provides easy access to Loughborough, Leicester, and the M1 at Markfield. Rothley is also home to Rothley Park Golf Club and the historic Rothley Court Hotel and Restaurant.

Nearby recreational opportunities abound, with Soar Valley Leisure Centre and the natural beauty of Swithland Reservoir and Bradgate Park just a short distance away.



REZIDE
GROUP

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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THE FLOOR PLAN

