



Strawberry Fields, Main Street, Rotherby

Guide Price £850,000

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# Strawberry Fields, Main Street, Rotherby

## Strawberry Fields is the one you've been waiting for.

Set over three beautifully designed floors with five generous bedrooms, a private cinema room, and breath taking countryside views, this standout Rotherby home is more than just a property, it's an experience you won't forget.

Property Type: Detached

Bedrooms: 5

Floor Area: 3,358 ft<sup>2</sup> / 312 m<sup>2</sup>

Plot Area: 0.28 acres

Year Built : 1983-1990

Council Tax : Band F

Annual Estimate: £3,395

Title Number: LT474675

Local Authority: Leicestershire

Conservation Area: Rotherby

Flood Risk: Very low

Energy Rating - D, Potential C  
Energy - Dual Gas & Electric

Oil Heated

Train Links:

Syston Rail Station - 4.81 Miles

Sileby Rail Station - 4.68 Miles

Melton Mowbray Rail Station - 4.95 Miles







## Entrance Porch

## Sitting Room

5.13m x 6.88m (16'10" x 22'7")

## Living Room

5.54m x 4.7m (18'2" x 15'5")









## Hallway

5.28m x 5.13m (17'4" x 16'10")

## Shower Room

1.8m x 1.96m (5'11" x 6'5")

## Kitchen

5.18m x 4.14m (17'0" x 13'7")

## Dining Room

5.18m x 5.03m (17'0" x 16'6")

## Laundry Room

2.44m x 3.05m (8'0" x 10'0")

## Cinema Room

5.28m x 5.12m (17'4" x 16'10")

## Bedroom Two

5.21m x 5.69m (17'1" x 18'8")

## Primary Bathroom

1.78m x 2.74m (5'10" x 9'0")

## Bedroom Three

4.62m x 3.4m (15'2" x 11'2")





### **Bathroom**

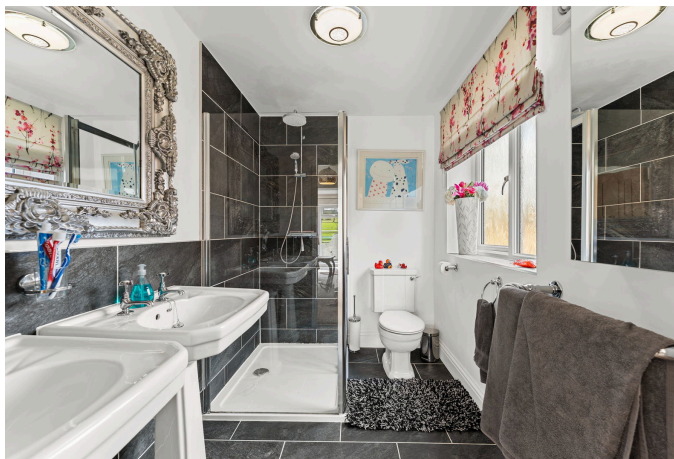
3.53m x 2.87m (11'7" x 9'5")

### **Bedroom Four**

3.18m x 4.47m (10'5" x 14'8")

### **Bedroom Five**

3.53m x 2.87m (11'7" x 9'5")



### **Master Bedroom**

8.56m x 5.03m (28'1" x 16'6")

### **Ensuite**

2.29m x 3.51m (7'6" x 11'6")

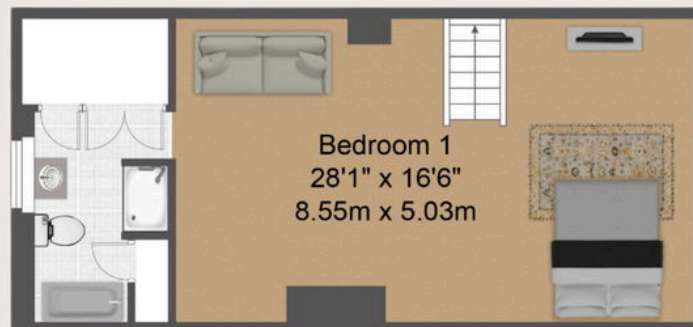
### **Garage**





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**Approximate Gross  
Internal Area**  
**3,663 sq ft - 340.36 sq m**

