



Wellsic Lane | Rothley

A spacious, immaculately presented semi-detached family home set in the popular village of Rothley. Located near to Town Green Street and within walking distance the village centre and local amenities. Internal viewing highly recommended to appreciate the standard of accommodation.

- Immaculately presented semi-detached family home in the sought after village of Rothley
- Three bedrooms and family shower room
- Open plan living room with feature fireplace and dining area opening onto a conservatory
- Driveway providing off road parking and access to single garage with outbuildings

LOCATION

Rothley is a particularly well serviced Charnwood Forest village situated around a traditional village green and offering extensive local facilities including popular pubs, restaurants, shops and gyms. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local facilities also include Rothley Park Golf Club, Rothley Court Hotel and Restaurant as well as Leicestershire's only Michelin Star restaurant being a few minutes' drive away in neighbouring Mountsorrel. Local beauty spots include Swithland Reservoir and Bradgate Park. Rothley is particularly well placed for access to Loughborough endowed schools and Ratcliffe College.







GROUND FLOOR

The property is entered into via a welcoming hallway. The 'L' shaped cosy living room with bay window has a feature fireplace with gas fire, space for a dining table and doors that lead to the conservatory. The dining kitchen is fitted with a range of units with complimentary worktops over and tiled splashback. With Integrated double oven, gas hob and extractor fan and dishwasher. The handy utility area offers space for a washing machine and fridge/freezer.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing with the principal bedroom overlooking the front of the home with ample space for built in wardrobes. Bedroom two is located to the rear of the home with useful storage cupboard and space for a wardrobe. There is a further single bedroom to the front aspect. The family has been refitted and comprises a walk-in shower, vanity unit with wash hand basin and w.c.



OUTSIDE

There is a private driveway to the front of the home that leads to a single garage. There is gated side access to the rear garden that leads to outbuildings. The established rear garden is a real feature of the home being laid to lawn with mature trees and shrubs with patio area for outside dining.



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SERVICES

All mains services are available and connected

COUNCIL

Charnwood Borough Council

Council tax band C



Total floor area 113.8 sq.m. (1,225 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



