



# Armitage Drive | Rothley

---

Creightons Estate Agents are proud to bring to the market this beautifully presented, modern detached family home, situated close to Rothley village centre and within walking distance to Rothley primary school. The property is a perfectly designed family home, the ideal layout for family living.

- Detached family with generous rear garden
- Open plan dining kitchen with french doors to rear garden
- Three Bedrooms, the primary bedroom having an Ensuite shower room
- Allocated parking space with direct access to the property
- Landscaped front and rear gardens
- New boiler fitted in 2024

## 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 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 the historic Bradgate Park. Rothley offers excellent access to Loughborough Endowed Schools and Ratcliffe College.







## GROUND FLOOR

The property is entered into via a spacious entrance hallway. The living room sits to the front of the property. The dining kitchen runs the width of property and sits to the rear of the home with patio doors overlooking the landscaped rear garden. The kitchen itself has a contemporary finish with fitted cabinets and complimentary worktop with tiled splashback. There is an integrated electric oven, gas hob, extractor fan, dishwasher, fridge/ freezer and washing machine. There is ample space for a dining table, making this room the real heart of the home. There is also a ground floor w.c and storage cupboard under the stairs.

## FIRST FLOOR

The first floor is accessed via the staircase from the hallway. The principal bedroom sits to the front of the home with Ensuite shower room. There are two further bedrooms overlooking the rear garden. The family bathroom incorporates a white suite with panelled bath with shower over, w.c, wash hand basin and heated towel rail.



## OUTSIDE

There is allocated parking to the side of the home with direct gated access to the rear garden. The rear garden is generous in size and is mainly laid to lawn with patio area for dining area enclosed by a timber panelled fence.



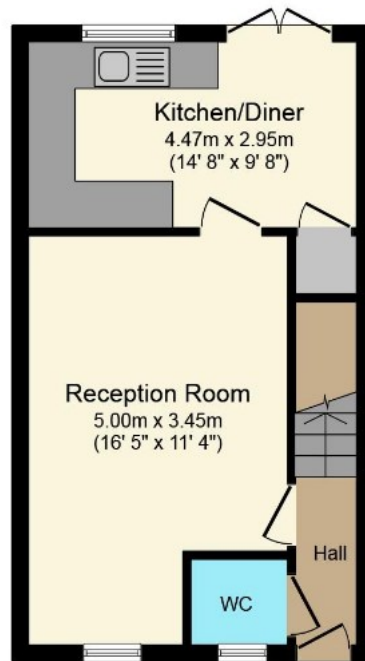
# Armitage Drive | Rothley | Leicestershire

## SERVICES

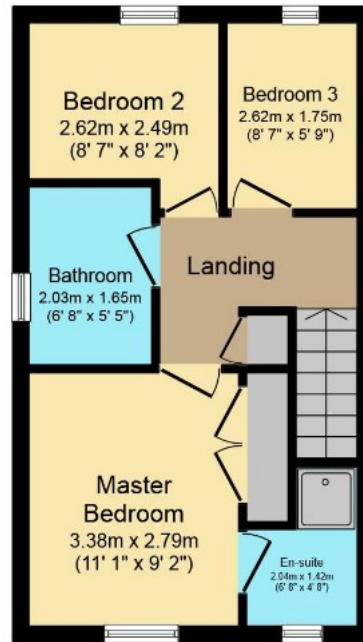
All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band C



**Ground Floor**  
Floor area 33.0 sq. m. (355 sq. ft.) approx



**First Floor**  
Floor area 33.0 sq. m. (355 sq. ft.) approx

Total floor area 66.0 sq. m. (710 sq. ft.) approx

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

## 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





