



Town Green Street | Rothley

A unique opportunity to acquire a detached family home set in the heart of Rothley village centre on the desirable Town Green Street. Located next to one of the village play parks and within walking distance the village centre and local amenities.

- Detached family home in the heart of Rothley village centre next to the village play park
- Three bedrooms and family bathroom
- Extended living room and dining room, offering flexible accommodation
- Breakfast kitchen with utility area/lean to
- Driveway providing off road parking and rear access to a double garage

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 welcoming hallway. The extended cosy living room with log burning stove looks onto the rear garden and could be separated into two rooms. The breakfast kitchen sits to the front of the home and is fitted with a range of units with complimentary worktops over and tiled splashback. With Integrated oven and gas hob and breakfast bar. The handy utility area/lean to offers space for a washing machine and dryer. The extended dining room is located to the rear of the kitchen, offering access to the rear garden and sliding doors between the dining room and living room.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing with the principal bedroom overlooking the rear of the home with built in wardrobes. Bedroom two is located to the side of the home and bedroom three to the rear. The family comprises a walk-in shower, vanity unit with wash hand basin and w.c. Please note the property was built originally as two bedroomed home and the first-floor layout has been adapted over time to create a third bedroom.

OUTSIDE

There is a private driveway to the front of the home and gated side access to the rear garden that leads to outbuildings/garage. The established rear garden is a real feature of the home being laid to lawn with shrubs and patio area for outside dining. The double garage is accessed via Walkers Lane.





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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.



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