



Burrow Drive | Rothley

A beautifully presented two bed roomed end town house. Set over two floors and located in the desirable village of Rothley, within walking distance to the local shops and amenities. Within a couple of minutes walk is the extremely popular, Rothley Primary School.

- Beautifully presented two bed roomed End Townhouse located in the desirable village of Rothley
- Close to the village centre and Rothley primary school
- Dedicated parking spaces for two vehicles to the front of the home
- Rear garden with patio and lawn

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







GROUND FLOOR

The property is entered into the entrance hallway with access to the ground floor w.c. The kitchen, which is located to the front of the house is fitted with a modern range of units with complimentary worktops over. There is an integrated oven, gas hob with extractor hood. There is space for a washing machine, dishwasher and fridge/freezer. The lounge/dining room is located to the rear of the property overlooking the garden with double doors opening onto the patio area and handy under stairs storage cupboard.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing. The primary bedroom overlooks the rear of the home, with an additional bedroom located to the front. The family bathroom comprises a panelled bath with shower over, pedestal wash hand basin and w.c.

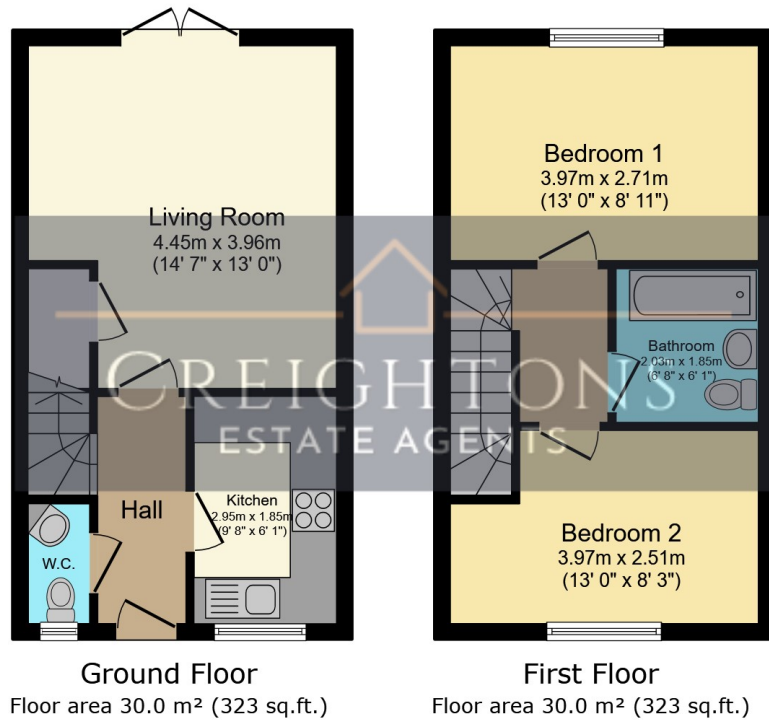


OUTSIDE

There are two allocated parking spaces to the front of the home. The rear garden is enclosed and offers a patio area for dining and lawn area with shed. There is gated side access.



Burrow Drive | Rothley | Leicestershire



TOTAL: 60.0 m² (646 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





