



Merttens Drive | Rothley

Creightons Estate Agents are pleased to bring to the market this well presented two bedroomed coach style house with a garage. This property is located in the popular village of Rothley, within walking distance to all local shops, cafes and amenities.

- Coach house style property
- Open plan kitchen/living space
- Integral garage with large storage area
- Allocated parking space with direct access to the property
- Ideal for first time buyers or investors
- FREEHOLD property

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







FIRST FLOOR

The property is entered into via a private ground floor entrance hall with a staircase up onto the first floor where the property sits on one level. The living room is sat at the front of the property with large windows allowing a bright and airy space, the open plan kitchen is set to the back of the house. There is ample living space for a dining table off the living room, making this the real heart of the home. The kitchen itself has a contemporary finish with fitted cabinets and modern worktop. There is a built in electric oven, gas hob, and extractor fan with space for free standing appliances such as washing machine, dishwasher and fridge/freezer.



Off the landing, there is the family bathroom which incorporates a white suite with panelled bath with shower over, w.c, wash hand basin and heated towel rail.

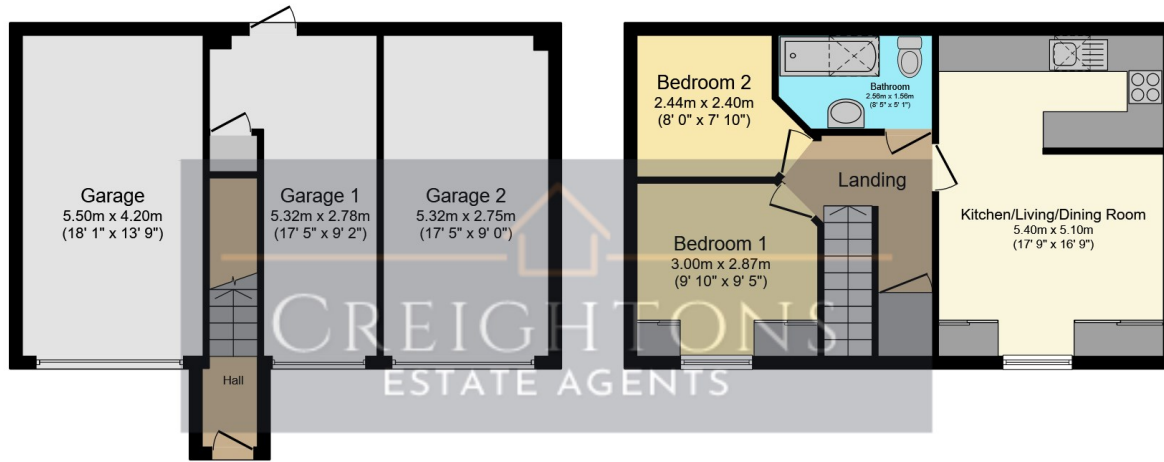
The main double bedroom sits to the front of the home with space for a wardrobe. There is a further smaller double bedroom off the landing with two Velux windows, again allowing lots of light into the property.

OUTSIDE

There is one allocated parking space to the front of the home, with direct access to the integral single garage with a large storage area.



Merttens Drive | Rothley | Leicestershire



Ground Floor
Floor area 47.8 m² (515 sq.ft.)

First Floor
Floor area 46.4 m² (500 sq.ft.)

TOTAL: 94.2 m² (1,014 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

ESTATE AG

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 Band

Council tax band B

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

Energy efficiency chart





