



Wellsic Lane | Rothley

A spacious extended 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. Available with NO UPWARD CHAIN.

- Extended Semi-detached family home with a flexible layout in the sought after village of Rothley
- Three bedrooms with study/nursery, family shower room and Ensuite
- Lounge room, separate dining room, kitchen, utility room with ground floor wet room
- Driveway providing off road parking and access to single garage
- Available with NO UPWARD CHAIN

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 via a welcoming porch that enters into an entrance hallway. The living room with dual aspect windows is generous in size. There is a separate dining room to the front of the home and the kitchen sits to the rear which opens onto the utility room and wet room. There is a side access door also. The kitchen has a range of built in units with complimentary worktops and the utility houses further storage cupboards and space for 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 and side of the home with built in wardrobes and Ensuite shower room. Off the main bedroom there is a small room that could be used as a nursery or office. There are two further double bedrooms and a nicely fitted family bathroom.



OUTSIDE

The property sits on a corner plot and has gardens to all three sides. There is a single garage with off road parking and a low maintenance paved rear garden.



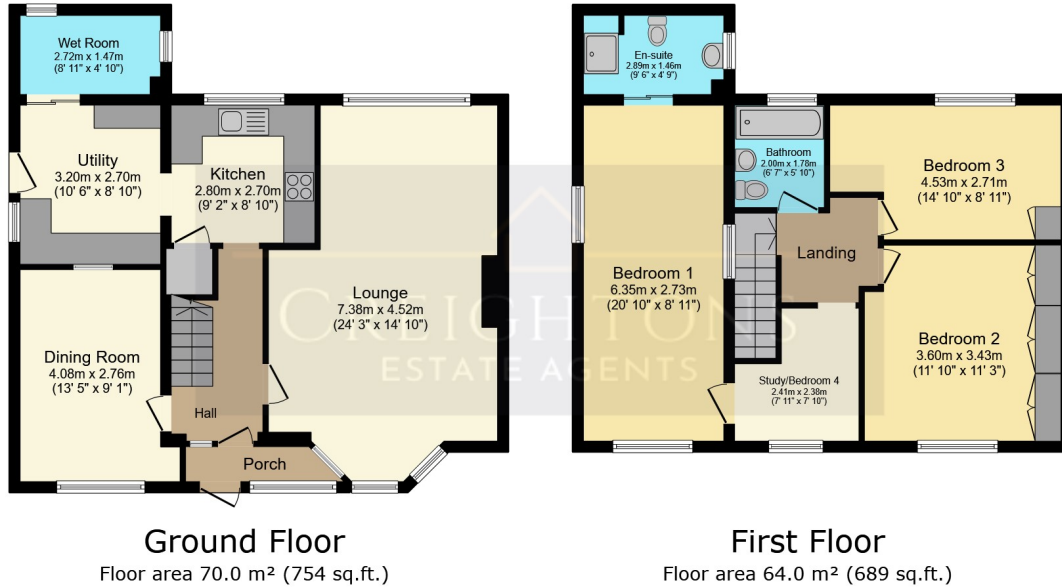
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.



TOTAL: 134.0 m² (1,443 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	60 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.





The Blue Bell Inn

