



Templar Way | Rothley

A three bedroomed dormer bungalow on the popular Templar Way, Rothley, close to the village amenities. Available to the market with NO UPWARD CHAIN.

- Detached dormer bungalow with flexible accommodation in the popular village of Rothley
- Split over two floors there are three bedrooms, family bathroom and first floor shower room
- Lounge with dining area with patio doors to the rear garden and separate fitted kitchen
- Driveway providing off road parking, leading to a garage
- Available with NO UPWARD CHAIN
- Close to village amenities

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 entrance hallway with attractive herringbone design flooring. The generous living dining room runs the length of the house and has a bright and airy feel with patio doors opening onto the rear garden. The kitchen is nicely fitted with white units, complimentary worktops and tiled splashback, built in oven, gas hob and extractor fan. There is also a service door to the rear garden. There are two bedrooms to the ground floor one with built in wardrobes. The bathroom is located on the ground floor, having bath, separate shower cubicle, pedestal wash hand basin and w.c.

FIRST FLOOR

There is a staircase rising to the first floor from the entrance hallway, which offers access to a double bedroom and shower room with closet area.



OUTSIDE

There is a driveway to the front of the home providing off road parking that leads to a single garage. The rear garden is designed for low maintenance and is mainly paved with borders of trees and shrubs.



Templar Way | Rothley | Leicestershire



Ground Floor
 Floor area 91.6 sq.m. (986 sq.ft.)

First Floor
 Floor area 38.3 sq.m. (412 sq.ft.)

TOTAL: 129.9 sq.m. (1,398 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

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 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.





