





# Fowke Street | Rothley

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Situated in a highly regarded setting within the heart of Rothley Village centre, this stylishly presented floor apartment enjoys a private corner position within the development. The interior has been meticulously designed with a high-end modern finish offering a comfortable space with a contemporary finish.

- Stylish first floor apartment in the heart of Rothley village centre
- Interior designed finish throughout with many upgrades
- Desirable setting with five acres of shared grounds
- Beautifully presented open plan living and dining room
- Separate fitted kitchen with integrated appliances
- Two double bedrooms with built in wardrobes and Ensuite to the primary bedroom
- Available with NO UPWARD CHAIN
- Allocated parking

## 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 offers fast access to Loughborough, 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 Bradgate Park. Rothley is well placed for access to Loughborough endowed schools and Ratcliffe College.











## FIRST FLOOR

The property is access via an open staircase leading from the carpark area and rising to the first floor. With its own private entrance. The welcoming entrance hallway houses a storage cupboard and airing cupboard and also provides access to all rooms. The stylish living/dining space is open plan in design with ample space for a dining table and separate living room space with triple aspect windows. The kitchen overlooks the front of the property and has been fitted with a modern range of units with complimentary worktops. The kitchen benefits from integrated double oven and microwave, gas hob and extractor, dishwasher, washing machine, fridge and freezer. The primary bedroom overlooks the side elevation and has built in wardrobe. There is a refitted Ensuite shower room comprising, double shower cubicle and attractive tiling, heated towel rail, w.c and pedestal wash hand basin. Bedroom two also has the benefit of a fitted wardrobe. The family bathroom is fitted with a white suite comprising a panelled bath with mixer tap and shower over, wash hand basin, w.c and heated towel rail.



## OUTSIDE

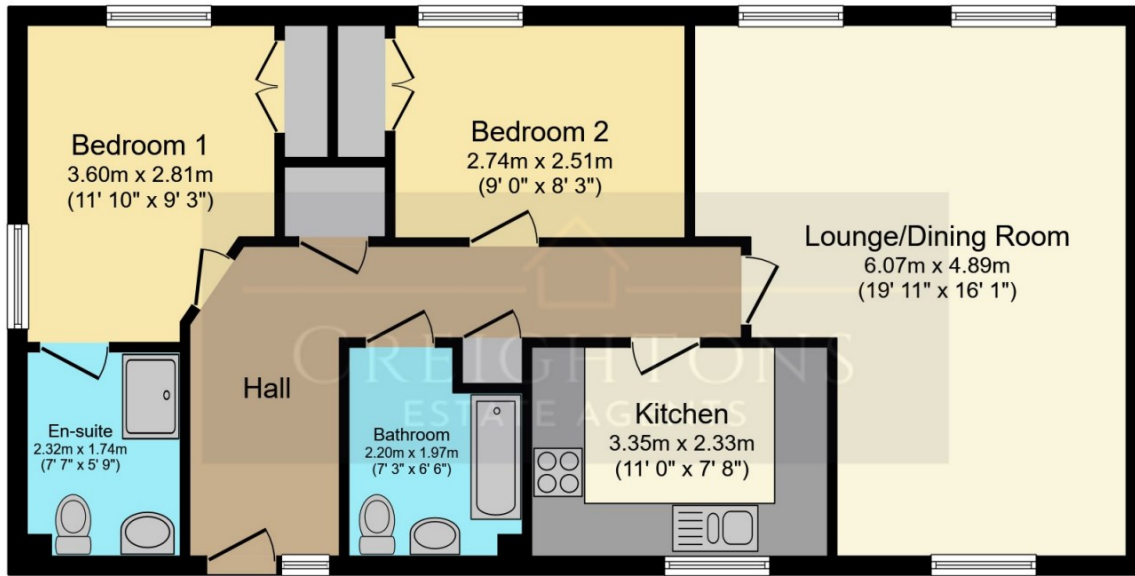
The property is situated within this prestigious development which stands in stunning grounds. There is allocated parking for one vehicle. The communal gardens are well established with an abundance of mature trees and shrubs, mainly laid to lawn with several seating areas.







# Fowke Street | Rothley | Leicestershire



**Floor Plan**  
 Floor area 74.9 m<sup>2</sup> (806 sq.ft.)

TOTAL: 74.9 m<sup>2</sup> (806 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

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## SERVICES

All mains' services are connected and the property is gas centrally heated. The tenure is leasehold, with 125 years from 01 April 2008. The ground rent/service charge information is available on request.

## COUNCIL

Charnwood Borough Council

Council tax band C.

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









