



Windmill End | Rothley

An opportunity has arisen to acquire a beautifully presented detached bungalow in the desirable village of Rothley. The property itself sits on a generous corner plot with driveway that provides off road parking for several vehicles and the benefit of a detached double garage. Available with NO UPWARD CHAIN. Early viewing advised to appreciate the standard of accommodation on offer.

- Spacious detached bungalow on a generous plot, located within walking distance to Rothley village centre.
- Bright and airy living room, separate dining room, breakfast kitchen, utility room and conservatory
- Three bedrooms, with refitted family bathroom and refitted En-suite shower room
- Detached double garage with off road parking
- Established rear gardens with open views to rear aspect on a generous corner plot
- Available with NO CHAIN
- Recent improvements include new bathroom and Ensuite, freshly decorated and new flooring throughout the home

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.







GROUND FLOOR

The property is entered into via a welcoming entrance hallway. The main living room is bright and airy with a brick feature fireplace and overlooks the front garden. There is a separate reception room that could be used as a formal dining room, snug or office. The breakfast kitchen is located to the rear of the home with access to the utility room. The kitchen itself is nicely fitted with a range of units with complimentary worktops, tiled splashback, integrated cooker and dishwasher. The utility room is located off the kitchen with space for washer and dryer. There is a service door that offers side access door that leads to the garden. There is a generous "L" shaped conservatory which is accessible via the kitchen.



The main bedroom with built in wardrobe space is located at the front of the home with newly refitted En-suite shower room, which houses a corner shower, w.c and basin with built in vanity storage. The family bathroom which has also been newly fitted with bath, separate shower cubicle, wash hand basin and w.c and herringbone style flooring. There are two further bedrooms overlooking the rear of the home.

OUTSIDE

The property is set at the top of the close. There is a driveway providing off-road parking for several vehicles and access to a detached double garage. The established rear garden is generous in size and wraps itself around the rear of the bungalow. It is mainly laid to lawn with patio area.



Windmill End | Rothley | Leicestershire



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.
Plan produced using PlanIt.

Windmill End, Rothley

DISCLAIMER

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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		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





