



# Hallfields Lane | Rothley

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Creightons Estate Agents are pleased to bring to the market this well presented two bedroomed apartment, close to the village centre of Rothley and within walking distance to all local shops, cafes and amenities. The property is well presented throughout and ideal for first time buyers or investors.

- Modern two bedroomed first floor apartment in the desirable village of Rothley
- Open plan kitchen/living/dining space with additional space for a home office area
- Two double bedrooms, the main bedroom having En-suite shower room
- Allocated parking space
- Ideal for first time buyers or investors
- 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 particularly 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 Bradgate Park.







## **GROUND FLOOR**

The property is entered into via a communal ground floor entrance hall with a staircase up onto the first floor where the property is located. The living/dining area is well presented with an open plan feel and overlooks the front of the property. The open plan kitchen/dining area is also located overlooking the front of the home. The kitchen is fitted with a range of units with complimentary worktops. There is a built-in oven, hob and extractor fan, integrated fridge/freezer. Washing machine and dishwasher.

There are two double bedrooms, the main bedroom with an ensuite shower room. There is also a family bathroom off the main hallway.



## **OUTSIDE**

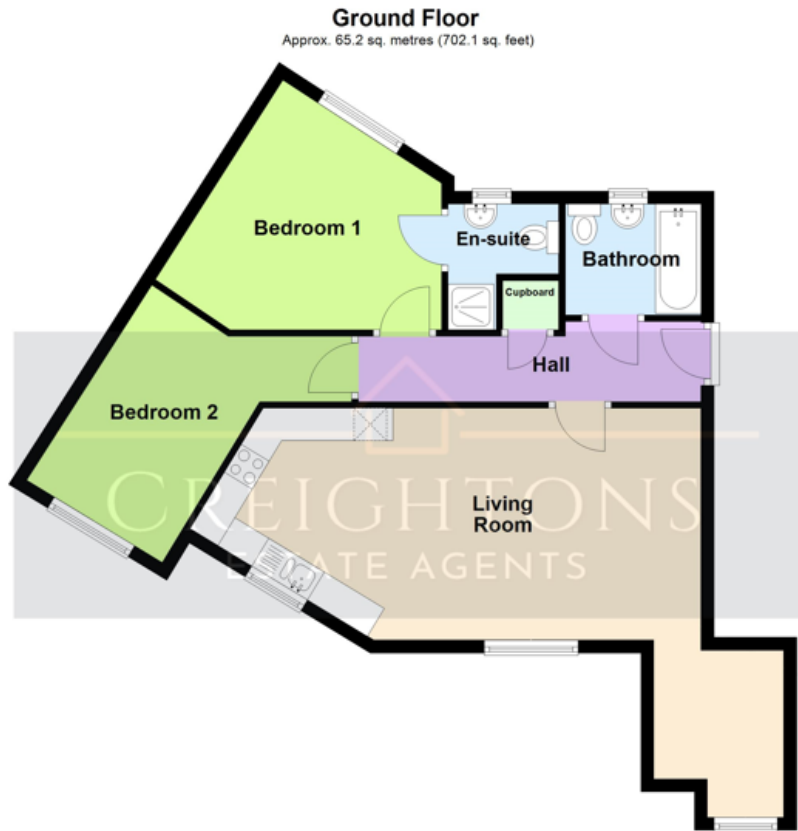
There is an allocated parking space in the communal car park.

## **TENURE**

The property is leasehold – please contact the office for further information.



# Hallfields Lane | Rothley | Leicestershire



Total area: approx. 65.2 sq. metres (702.1 sq. feet)

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. Plan produced using PlanUp.

**3 Hallfields Lane, Rothley**

## 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. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





