



Hames Close | Rothley

Welcome to this beautifully presented 1920's, double fronted detached family home, set in the exclusive village of Cropston. A thoughtfully extended home with a stylish open plan living, dining family kitchen located to the rear of the home with doors that open onto the rear garden. There are also two further reception rooms and utility space.

- Double fronted, character four bedroomed detached family home
- Extended, beautifully fitted open plan living, dining kitchen with utility space
- Two further generously proportioned reception rooms
- Four bedrooms to the first floor and family bathroom
- Established, mature private rear garden with several seating areas, ideal for entertaining and orchard. Driveway to the front of the home and garaging to the rear
- Exceptional local schooling options including Loughborough Endowed schools and Ratcliffe college

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 Endowed Schools and Ratcliffe College.







GROUND FLOOR

The property is entered into via a welcoming entrance hallway. There is a choice of rooms to use in your own specific way, given the flexibility and layout of the home. The impressive open plan dining kitchen, located to the rear of the home has been fitted with a range of contemporary units with complimentary worktop and modern tiled flooring with underfloor heating. The central island offers further preparation and storage with the space for additional seating. Integrated appliances include: a double electric oven, gas hob with extractor fan over, dishwasher and fridge/freezer. There is also an area for formal dining that then leads to the utility room. The open plan flow continues into a snug/family room which has double doors that open onto the patio area.

The main living room overlooks the front of the home with dual aspect windows, this bright and airy space could equally serve as another purpose. Off the hallway you also have a downstairs w.c and a further separate room which could function as a ground floor bedroom.



FIRST FLOOR

The staircase ascends from the hallway to the first floor. There are three bedrooms on this level as well as a generous family bathroom. The primary bedroom is located to the front of the home and has the benefit of built-in wardrobes and a beautifully fitted ensuite shower room with rainfall shower and fitted sink with vanity unit, w.c and heated towel rail. There are two further bedrooms and a modern family bathroom with a P-shaped bath with shower over, pedestal wash hand basin, w.c and heated towel rail.

OUTSIDE

The property is set back from the road with the driveway providing off-road parking. The rear garden is generous in size, with large patio areas and extensive lawn with outbuilding for storage. The rear garden has a private outlook.



Hames Close | Rothley | Leicestershire

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.



Total area: approx. 124.9 sq. metres (1344.3 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.

55 Station Road, Cropston

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	63 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.





