CREIGHTONS
ESTATE AGENTS

BABINGTON ROAD | ROTHLEY | LEICESTERSHIRE

Babington Road| Rothley

Creightons Estate Agents are proud to bring to the market this beautifully presented, uniquely designed modern detached family home, situated close to Rothley village centre. The accommodation is set over three floors and offers ample bedroom and bathroom options.

- Detached modern home built in 2019, set over three floors with two Ensuites and ground floor shower room, underfloor heating throughout the ground floor
- Open plan, stylishly fitted, modern dining kitchen with French doors to rear garden
- Bright and airy living room overlooking the front of the home and ground floor shower room/w.c
- Four bedrooms over two floors, two bedrooms with Ensuite shower rooms
- Generous lawned rear garden with driveway providing off road

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 spacious entrance hallway that offers access to the ground floor accommodation with the benefit of underfloor heating. The living room sits to the front of the property. The stylish, open plan dining kitchen is fitted with a range grey cabinets with complimentary worktops and tiled splashback. The integrated appliances include electric oven, hob and extractor fan, dishwasher and space for a fridge/freezer and washing machine. There is ample space for a dining table with French doors to the rear garden, making this room the real heart of the home. There is also a beautifully fitted ground floor w.c and shower room.

FIRST FLOOR

The first floor is accessed via the staircase from the hallway. On the first floor there are three bedrooms, bedroom two with an ensuite shower room and separate family bathroom.

SECOND FLOOR

The primary bedroom is located on the top floor with further Ensuite shower room and ample storage into the eaves.

OUTSIDE

The property offers off road parking to the front of the home. The rear garden is generous in size and is mainly laid to lawn with two patio are- as.

OUTSIDE

There is a front garden and driveway that sits to the side of the home. The rear garden is mainly laid to lawn with patio area. The garage has been converted into a usable space that would serve as a home office or gym.

Babington Road | Rothley | Leicestershire

Ground Floor
Approx. 51.2 sq. metres (550.7 sq. feet)

Kitchen/Dining Room
4.35m x 5.41m
(14'3" x 17'9")

Lounge
4.45m x 3.45m
(14'7" x 11'4")

Hall

Shower Room / WC
2.29m (7'6")
x 1.41m (4'8") max

First Floor
Approx. 51.7 sq. metres (556.7 sq. feet)

En-suite
1.50m x 2.33m
(4'11" x 7'8")

Bedroom 2
4.73m x 2.79m
(15'6" x 9'2")

Bathroom
2.02m x 1.87m
(6'8" x 6'2")

Landing

Bedroom 3
3.40m (11'2")
x 3.92m (12'10") max

Bedroom 4
2.29m x 3.41m
(7'6" x 11'2")

Second Floor
Approx. 34.6 sq. metres (372.5 sq. feet)

Bedroom 1
5.46m (17'11") max
x 3.18m (10'5")

En-suite
1.81m (5'11") max
x 2.09m (6'10")

Cupboard

Landing

Storage

Total area: approx. 137.5 sq. metres (1479.9 sq. feet)

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.

19a Babington Road, Rothley

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.

Score	Energy rating		Current	Potential
92+	A			93 A
81-91	B		84 B	
69-80	C			
55-68	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.

CREIGHTONS
ESTATE AGENTS