



Rothley Village

Rothley is an historic village in the heart of Charnwood. At its centre is a traditional village green and extensive local facilities including popular pubs, restaurants and shops.

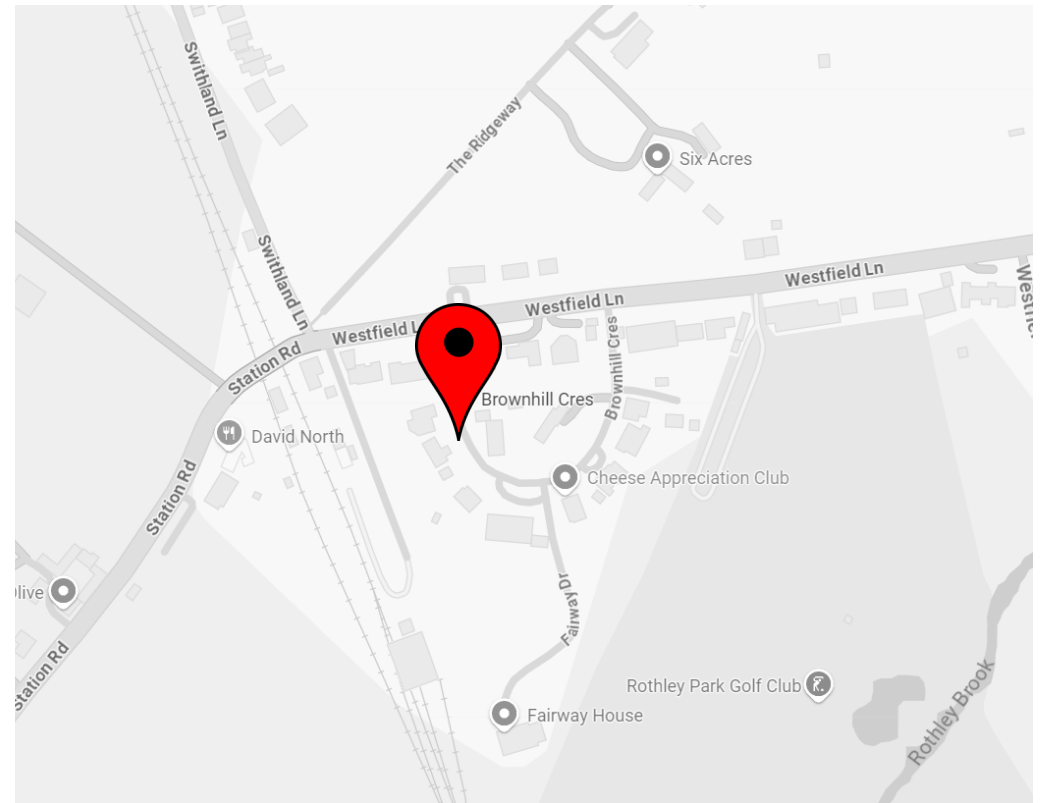
The village is well placed for fast access to Loughborough and Leicester and the M1. Rail access is available at the nearby Sileby station and Loughborough station.

Recreational and leisure facilities include Rothley Park Golf Club, Rothley Court Hotel as well as Leicestershire's only Michelin Star restaurant being a few minutes' drive away in neighbouring Mountsorrel. Its beauty spots include Swithland Reservoir and the historic Bradgate Park and Rothley Station, all within walking distance.

Rothley is served by its local primary school and is in catchment for three local secondaries. It also offers excellent access to Loughborough Endowed Schools and Ratcliffe College.

The village has great community life which includes local charitable events throughout the year and at Christmas.

Brownhill Crescent, Rothley offers the opportunity to be part of this sought after location and is suited to families and professionals alike.



Brownhill Crescent | Rothley

A rare opportunity to acquire an exclusive, detached family home situated in arguably one of Rothley's finest locations, within walking distance to Rothley Golf Club and the incredible Great Central Railway. This distinctive, extended family property has been extended and modernised to offer the very best of modern day living with a wealth of charming features.

- Exclusive, highly regarded location in a conservation area of Rothley
- Detached home with sweeping, private in/out driveway providing ample off-road parking leading to a detached double garage
- Generous refitted dining kitchen with additional boot room and large utility space
- Formal living room with French doors to the rear garden. Benefitting from under floor heating there is a separate dining room that opens onto a large conservatory area.
- Welcoming reception hallway with ground floor refitted shower room
- Galleried landing with five bedrooms, the primary having an Ensuite shower room
- Established private gardens that wrap around the home overlooking the Great Central Railway to the rear of the home
- Within walking distance to Rothley Golf Club and is particularly well placed for access to the Loughborough endowed schools and Ratcliffe College
- Internal viewing highly recommended to appreciate the quality of this home







GROUND FLOOR

The property is accessed through a set of striking double doors that takes you into the hallway, there is a further inner hallway offering access to all ground floor accommodation. The impressive dining kitchen has been renovated and refitted in approximately 2022 with a high spec finish. Beautiful cabinetry and complimentary worktops with ample storage, separate larder area with space for a fridge/freezer. There is a newly fitted Integrated dishwasher, impressive Aga Range cooker and delightful breakfast bar area with further built in cabinetry. There is a separate boot room with side access to the garden and impressive utility room with Belfast sink, complimentary worktops, tiled splashback and space for a washing machine. The living room has a classic feel with windows overlooking the front and side aspect with feature fireplace and French doors that open onto the rear garden. The formal dining room has a spacious feel with underfloor heating and attractive tiling and opens beautifully onto the bright and airy conservatory, the tiled floor continues as does the under-floor heating. The property also benefits from a ground floor modern refitted shower room with w.c.



FIRST FLOOR

The impressive, spacious galleried landing offers access to all first-floor accommodation. The principal bedroom which overlooks the rear of the property, has a modern range of built in wardrobes with separate Ensuite shower having under floor heating, fitted vanity unit and double shower. There are four further bedrooms which lead off the first-floor landing. There is a family bathroom which is tiled and comprises a sink with vanity unit, Jacuzzi bath, separate shower, heated towel rail and w.c.

OUTSIDE

The established rear garden has a South-Westerly facing aspect and is unoverlooked. Backing onto the incredible Great Central Railway. Manicured lawn with beech hedging and mature trees in a private setting with sun terrace and attractive pergolas. The twenty-five metre multi-sport court can be used for recreational purposes. The private in/out driveway offers parking for numerous vehicles and leads to a separate detached double garage with further gated access to the rear garden.



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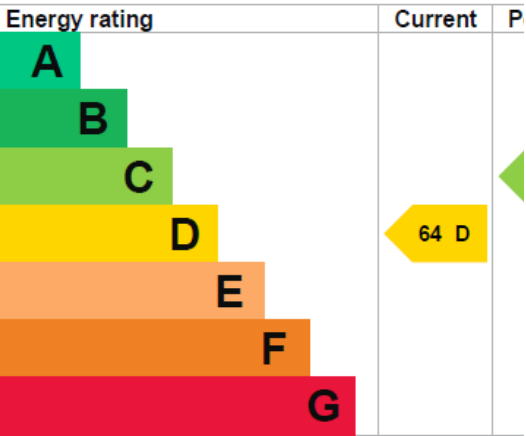
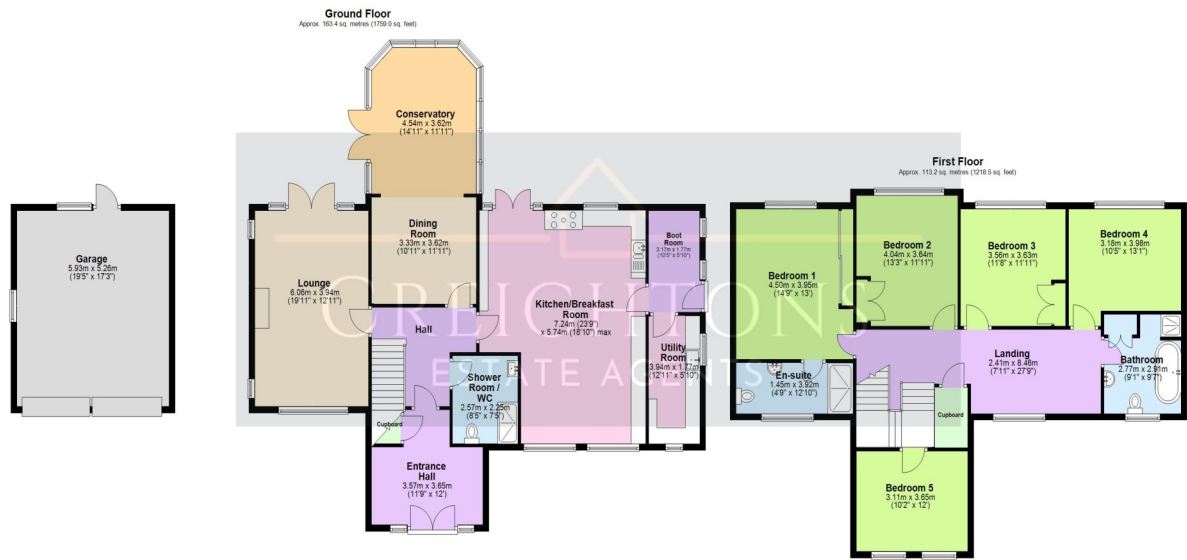
SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council

Council tax band F



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.



