



Westfield Lane | Rothley

An extended, detached bungalow boasting 2500 square feet of accommodation, set on approx. 0.47 of an acre on one of Rothley's most sought after roads, within walking distance to Rothley Golf Club and the incredible Great Central Railway. This distinctive, property has been extended and modernised throughout offering a flexible range of accommodation to suit various family needs.

- Exclusive, highly regarded location in a conservation area of Rothley
- Detached bungalow, set back from Westfield Lane with private electric gates access offering ample driveway space
- Generous open plan 'L' shaped living room opening onto a dining kitchen with full access to the rear garden from both rooms
- Primary bedroom with a generous range of bespoke fitted wardrobes, French doors to the garden and large ensuite wet room with a hydrotherapy spa bath
- Two further bedrooms with ensuite facilities and bedroom four with w.c
- Further room off the hallway offering a flexible space for playroom/games room leading to a utility space, separate inner hallway and garaging
- Established private gardens that wrap around the home
- Internal viewing highly recommended to appreciate the versatility of the rooms

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 aswell 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 RECEPTION ROOMS

The property is accessed through a welcoming entrance hallway, offering access to this homes versatile accommodation. The impressive open plan, 'L' shaped living, dining kitchen has been fitted with a range of gloss units with complimentary worktops and glass splashback. Benefitting from an integrated Neff oven and microwave, fridge/freezer, dishwasher and electric hob. There is ample space for a dining table with bi-fold doors that offer access to the rear garden. The open plan living rooms connects beautifully with the dining kitchen, meaning this family space is the real heart of the home. There is a further flexible reception room, currently used as a play/games room.

BEDROOMS

The primary bedroom is generous in size and is located to the rear of the home with French doors opening onto the rear patio area with the benefit of large wet room with Hydrotherapy bath. There is a further double bedroom located close by again with ensuite bathroom. There is a further single bedroom with w.c.

ANNEXE/GUEST QUARTERS

There is a separate service door offering access to the front and rear of the home, leading to a utility room, double garaging, generous guest bedroom and ensuite bathroom.

OUTSIDE

The established rear garden has a South facing aspect and is unoverlooked, being mainly laid to lawn with extensive patio area the full width of the plot. There is a double garage and ample parking for many vehicles. The plot in its entirety is around 0.47 of an acre with private electric gates for security.





Westfield Lane | Rothley | Leicestershire

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council Tax Band G.



Total area: approx. 232.3 sq. metres (2500.9 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.

35 Westfield Lane, Rothley

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	58 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.





