



Middle Green | Rothley

Creightons Estate Agents are pleased to bring to the market this well-presented family home located in the desirable village of Rothley. Built by Charles Church in 2016, Middle Green is an immaculately presented, four bedroomed Semi-detached property, located within walking distance to Rothley Village Centre and Rothley Primary School. The home enjoys an unoverlooked front aspect, facing the Green and is arranged over three floors. The highlight of the property is the spacious primary bedroom, which occupies the entire top floor and features an Ensuite shower room, ensuring privacy and comfort.

Additional benefits of the home include a private driveway and a thoughtfully landscaped rear garden. The outdoor space boasts a patio area and a lovely pergola, complete with an additional seating area, perfect for entertaining or relaxing. This family home offers a blend of modern living and village charm, making it a perfect choice for those looking to settle in Rothley.

- Situated on the popular Charles Church development within walking distance to local primary school
- A beautifully presented four-bedroom semi-detached family home set over three floors
- Large primary bedroom set over the entire top floor with Ensuite shower room
- Dining kitchen, separate living room and downstairs w.c
- Off road parking with tandem driveway leading to a single garage and landscaped rear garden with patio area, pergola and additional seating area
- Remaining NHBC warranty
- Early viewing highly recommended

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 welcoming hallway with the benefit of a downstairs w.c. The generous lounge overlooks the rear of the home with patio doors to the rear garden. The hallway houses a useful understairs storage cupboard. The light and airy kitchen diner overlooks the front of the home and has been fitted with a modern range of units with complimentary worktops, built in oven, gas hob and extractor fan. There is space for a washing machine and dishwasher.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing. On this floor, we have three generously proportioned bedrooms and family bathroom.



SECOND FLOOR

The second floor solely houses the primary bedroom with Velux window allowing light to flood in and is generous in size with beautifully fitted Ensuite shower room also having a Velux window, with heated towel rail. Also featuring a useful walk-in wardrobe cupboard space.

OUTSIDE

The driveway is located to the side of the property, offering off road parking for two vehicles. There is also gated side entrance with access to the rear garden. The landscaped garden comprises a paved patio area for dining, opening onto the lawned area with pergola and further seating area. Featuring a smart drainage system.



Middle Green | Rothley | Leicestershire



Total area: approx. 133.5 sq. metres (1437.4 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.

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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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





