





# Woodgate | Rothley

Located in the heart of Rothley village centre, this impeccably presented detached home has been extended and renovated by the current owners, creating a wonderful opportunity to acquire an impressive stylish home. Boasting generous living space over two floors offering approximately 2,200 sq. ft. of versatile living space. Elevated on a corner plot, the property has been thoughtfully upgraded to an exceptional standard, ensuring every detail exudes quality and sophistication. Internal viewing is strongly advised to fully appreciate the craftsmanship and elegance of this remarkable home.

- Elevated, prime position in the heart of Rothley village, overlooking the cricket club
- Open plan kitchen with Granite central island, living/dining space with log burning stove and doors opening to the private side and rear gardens
- Exceptional living room with oak beamed vaulted ceiling and doors opening onto the tranquil rear garden
- Versatile layout offering two double bedrooms to the ground floor or one could be used as a home office area
- First floor having two further double bedrooms, stylish family bathroom and Ensuite bathroom to one of the bedrooms
- Driveway leading to a double integral garage
- Available with NO UPWARD CHAIN

## 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 welcomes you through an elegant, spacious, and airy hallway, accentuated by glass panels on either side of the front door. These panels enhance the natural light and add a touch of aesthetic charm to the entrance. The hallway is beautifully finished with wood flooring and includes a convenient storage cupboard, ideal for keeping shoes, coats, and other essentials neatly tucked away. It also provides access to the practical downstairs W.C., which features charming wood-panelled walls, a striking tiled floor, a Belfast-style sink, and a low-level W.C.

To the left of the hallway, a doorway opens into the expansive open plan kitchen, living and dining room. This impressive space showcases wood style flooring throughout, ceiling spotlights, and dual aspect windows, offering delightful, elevated views. The kitchen boasts sleek grey gloss units, complemented by a pristine Quartz worktop and a stunning Granite central island. Additional features include an integrated double oven with an extractor fan, completing this modern and functional space. There is ample space for a formal dining table with doors that open onto a side courtyard garden. The living area boasts a beautiful feature fire surround with log burning stove and a further set of doors that open onto the rear garden.

At the rear of the property, you will find a spacious and airy lounge, beautifully designed with two skylights and a feature, vaulted oak beamed ceiling. This inviting space offers delightful views of the established and picturesque rear garden, while also providing convenient access to the large double garage.

## UPSTAIRS

On the upper floor, the property features a spacious landing adorned with a distinctive window and a charming wooden ceiling beam. This welcoming space leads to two additional bedrooms. The primary bedroom offers access to the rear elevation and boasts a built-in storage cupboard, ceiling spotlights, and extra storage cleverly integrated into the eaves. It is complemented by a beautifully re-fitted En-suite bathroom, thoughtfully designed with a skylight, an overhead shower, and modern fixtures for a luxurious touch.

## OUTSIDE

The gardens are beautifully landscaped, designed for both relaxation and enjoyment. It features a well-maintained lawn, while a spacious patio provides the perfect spot for alfresco dining or entertaining guests.

Winding sleeper pathways add a rustic charm to the garden, guiding you through its tranquil setting. Established trees create a sense of privacy and natural beauty, while a variety of vibrant plants and shrubs bring colour and character to the surroundings. This thoughtfully designed garden is a true sanctuary, blending practicality with aesthetic appeal. There is also a driveway leading to the double garage.

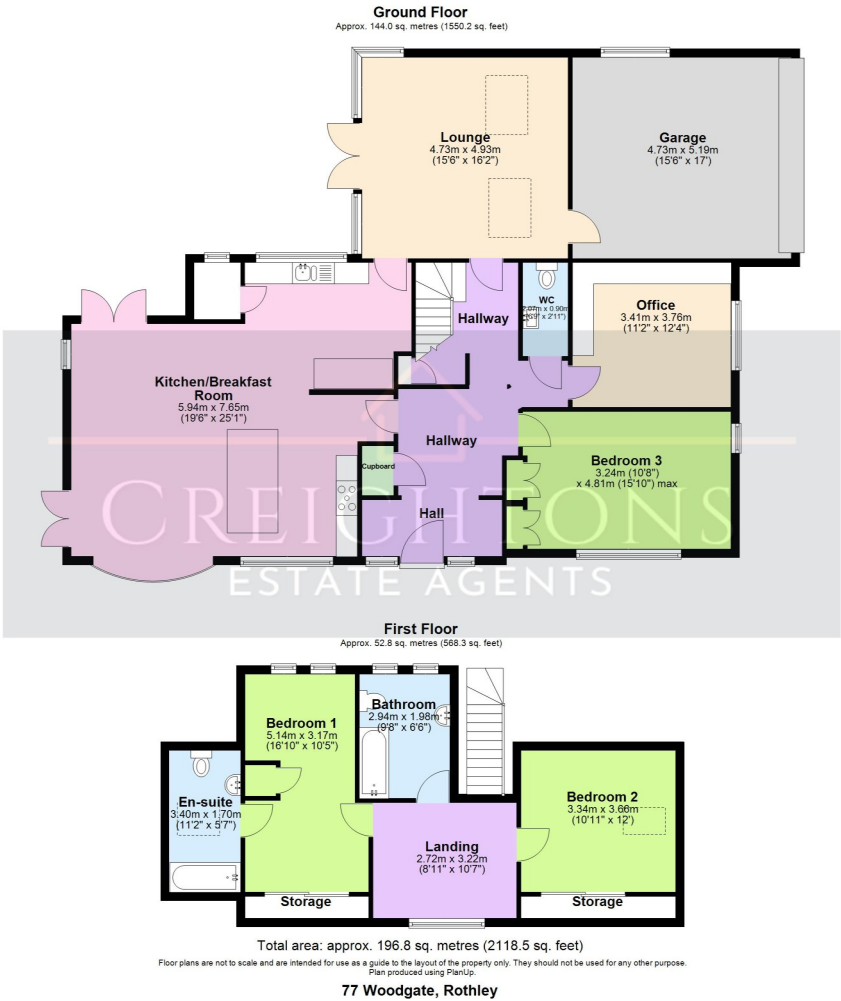








# Woodgate | Rothley | Leicestershire



## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band E.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	79 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.







