



Grangefields Drive | Rothley

Situated close to Rothley village centre, this well-presented detached bungalow occupies a corner plot, providing ample parking space for multiple vehicles and a private, landscaped rear garden. The property features versatile living and bedroom spaces, including three bedrooms, a bright and airy, generously proportioned living room and a dining kitchen. It is conveniently located within walking distance of Rothley village centre.

- Charming, detached bungalow positioned on a corner plot, conveniently located near the heart of Rothley village
- Three generously sized double bedrooms, two of which feature built-in wardrobes
- Spacious, bright, and airy living room complimented by a separate dining kitchen
- Double garage along with a generous driveway offering ample parking for several vehicles
- Established and private rear gardens, perfect for relaxation
- Nestled in the scenic village of Rothley

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 greets you with a spacious and airy porch leading into a hallway that provides access to all rooms, the airing cupboard and cloakroom.

To the right of the hallway, a doorway opens into the generous living room, an impressive space bathed in natural light from dual aspect windows and a door that opens onto the rear garden, featuring a fireplace and surround. The dining kitchen is elegantly fitted with a classic cream shaker-style design, complemented by worktops and a tiled splashback. It accommodates space for a cooker, dishwasher, washing machine, and fridge, and includes a service door to the rear garden. The versatile dining room, which can also serve as a third bedroom, is situated at the front of the home, featuring a large window that overlooks the front aspect.

Additionally, there are two further double bedrooms, each equipped with built-in wardrobes, and a refitted family bathroom. The bathroom is designed with a walk-in bath featuring a shower overhead, along with a vanity unit that houses the basin and W.C., all adorned with attractive tiling.



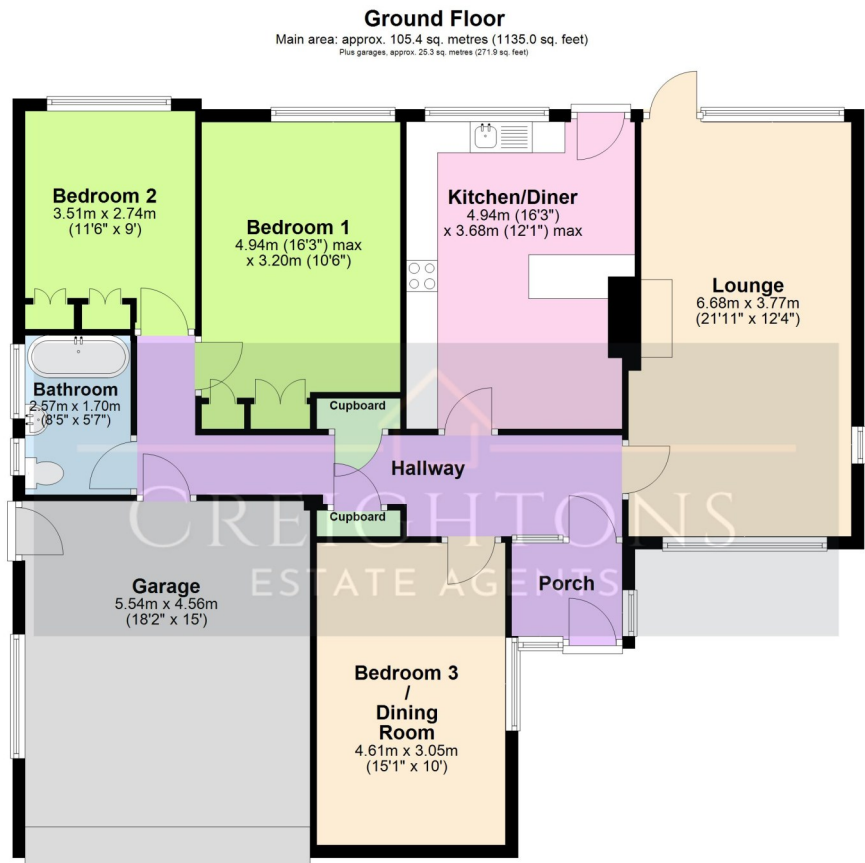
OUTSIDE

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 an extensive driveway providing off road parking for several vehicles, leading to the double garage.



Grangefields Drive | Rothley | Leicestershire



Main area: Approx. 105.4 sq. metres (1135.0 sq. feet)
Plus garages: approx. 25.3 sq. metres (271.9 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.

29 Grangefields Drive, Rothley

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 E.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 71 C |
| 55-68 | D | 56 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





