



Hickling Close | Rothley

Creightons Estate Agents are pleased to bring to the market this exceptionally presented family home located in the highly desirable village of Rothley, within walking distance to Rothley Village Centre. Hickling Close has its own play area, which is perfect for families with young children.

Additional benefits of the home include off road parking and a thoughtfully landscaped rear garden. The outdoor space boasts a patio area, with a built-in brick barbecue, complete with a low maintenance artificial lawn, perfect for 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. Available with NO UPWARD CHAIN.

- An exceptionally well presented three/four-bedroom family home located in the highly sought after village of Rothley
- Dining kitchen, separate living room and downstairs w.c
- Comfortable lounge area with the benefit of air conditioning
- Additional, flexible ground floor room that can be used for a bedroom or reception room
- Allocated parking bay at the rear of the property
- Private and low maintenance rear garden
- Available with NO UPWARD CHAIN
- 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

As you enter the property, you are greeted by a welcoming hallway with wooden flooring. To your left, you will find the converted garage, which now serves as a versatile bedroom featuring sleek light grey built-in wardrobes. This flexible living space could be easily adapted to be used as a study, snug or playroom.

To the right of the entrance hallway is the inviting living room which overlooks the front of the home. This cosy lounge features a modern fireplace and hearth, creating a warm atmosphere, as well as air conditioning. At the rear of the property, you will find the contemporary kitchen. This well-appointed space includes a range of modern glossy units with complimentary worktops, along with a built-in oven, gas hob and extractor fan. There is space for a washing machine and fridge freezer, ensuring practicality and convenience.



FIRST FLOOR

A staircase ascends from the hallway to the landing where you will find three bedrooms and family bathroom. The upgraded bathroom is beautifully presented and features a generous, tiled shower and modern vanity sink. The primary bedroom features fitted wardrobes, air-conditioning and an Ensuite shower room. Bedroom three is fitted with panel style wardrobes.

OUTSIDE

The allocated parking bay is located at the rear of the home, offering off road parking. There is also a gated side entrance with access to the rear garden. The landscaped rear garden comprises a patio area, opening onto artificial lawn which makes it a nice and easy to maintain space.



Hickling Close | Rothley | Leicestershire

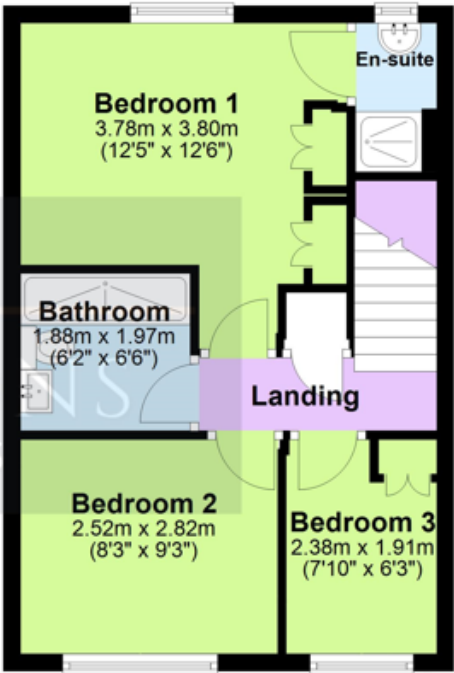
Ground Floor

Approx. 51.7 sq. metres (556.6 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 89.8 sq. metres (966.8 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.

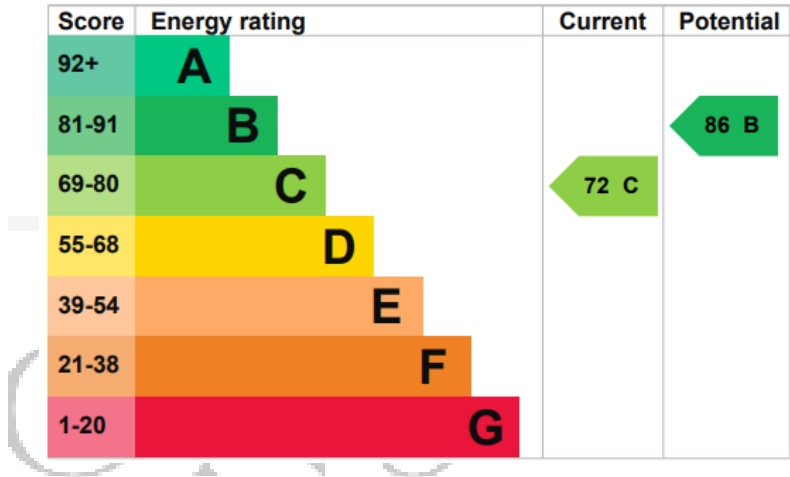
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band C.



ITS

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.





