



Anthony Street | Rothley

Creightons Estate Agents are thrilled to showcase this beautifully presented two-bedroom home, nestled in the highly sought-after village of Rothley. This charming property is ideally located in the heart of the village, just a short stroll from local amenities. With its elegant presentation throughout, it is perfect for those seeking a stylish period residence in a desirable location.

- Nestled in the vibrant heart of Rothley village
- An exquisitely presented two-bedroom residence
- Boasting a chic dining kitchen complete with integrated appliances
- A bright and airy living room that overlooks the front of the property
- A beautifully appointed shower room located on the ground floor
- A landscaped, private rear garden featuring an outdoor home office
- Early viewing is 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 stylish living room is situated at the front of the home, serving as a comfortable retreat featuring a fireplace and additional shelving. The bright and airy dining kitchen overlooks the rear of the property and is equipped with a modern range of units complemented by beautiful worktops and a stunning tiled splashback. There is ample space for a cooker with a fitted extractor fan, as well as an integrated dishwasher and fridge. An inner lobby provides access to the ground floor shower room, which is fitted with a spacious corner shower cubicle, a basic toilet, and a washbasin.

FIRST FLOOR

A staircase ascends from the dining kitchen to the first-floor landing, where two double bedrooms await. The primary bedroom, situated at the front of the property, features built-in cupboard space with a hanging rail, perfect for clothes storage. The second double bedroom is located at the rear of the home, providing a view of the garden.

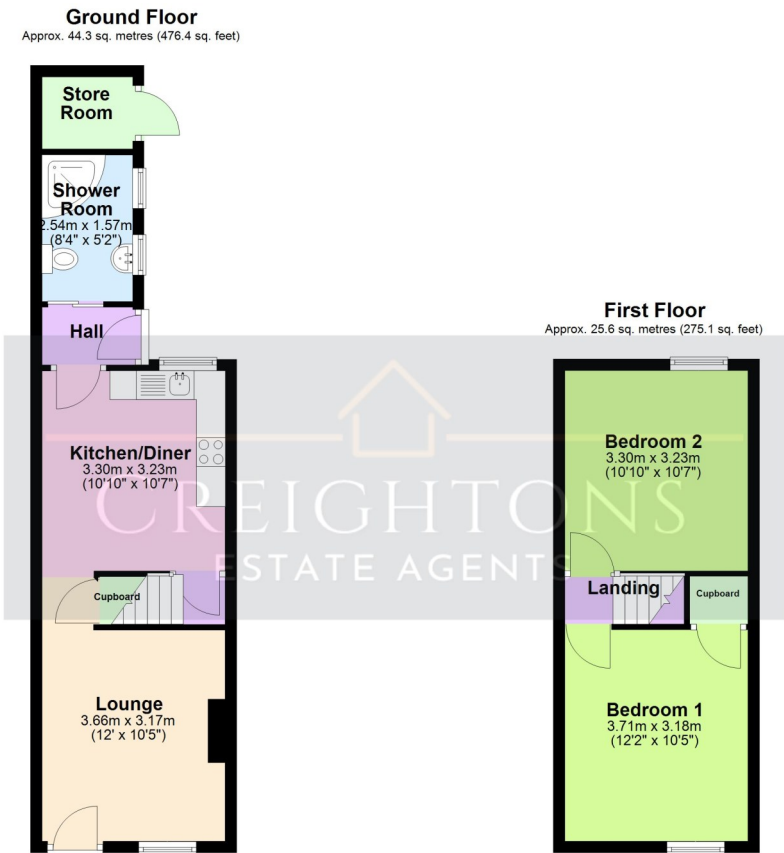


OUTSIDE

The private, landscaped rear garden offers an ideal environment for both work and relaxation. A valuable addition to the property, the home office/garden room is located at the far end of the garden and is equipped with power and lighting, making it an excellent workspace. Furthermore, there is an outside store currently serving as a practical utility and storage area. The private rear garden is primarily laid to lawn, enhanced by a recently added paved patio area. There is gated access providing shared access for bins and garden waste.



Anthony Street | Rothley | Leicestershire



Total area: approx. 69.8 sq. metres (751.5 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.

10 Anthony Street, Rothley

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band A.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	73 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.





