



Templar Way | Rothley

Nestled near the heart of Rothley village, this impeccably maintained detached bungalow is located on the sought-after Templar Way, offering stunning views to the rear. The property is beautifully appointed throughout, featuring three spacious bedrooms, a modern family bathroom complete with both shower and bath, a bright and airy living room, a well-equipped kitchen, and a delightful conservatory. An internal viewing is strongly encouraged.

- Beautifully presented detached bungalow offering picturesque views over open fields at the rear.
- Ideally situated near the vibrant heart of Rothley village, within walking distance to local amenities.
- Three generously sized bedrooms, with the primary featuring built-in wardrobes.
- Spacious, bright, and airy living room enhanced by a large window and doors that lead to the rear garden.
- Well-equipped breakfast kitchen complemented by a large conservatory.

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.

At the end of the generous hallway is the living room, an impressive space bathed in natural light from a large picture window that window doors that opens onto the rear garden, featuring a fireplace and surround. The breakfast kitchen is tastefully fitted and complemented by worktops and a tiled splashback. The kitchen benefits from an integrated oven, microwave, hob, dishwasher, fridge/freezer with space for a washing machine. There is a door off the kitchen to the conservatory. The conservatory is generous in proportions and offers a versatile space for living or dining with doors opening onto the garden.

The primary bedroom is located to the front of the home with a range of built in wardrobes. Additionally, there are two further double bedrooms. The refitted family bathroom is beautifully tiled throughout and benefits from a corner shower, bath, pedestal wash hand basin, w.c and heated towel rail.



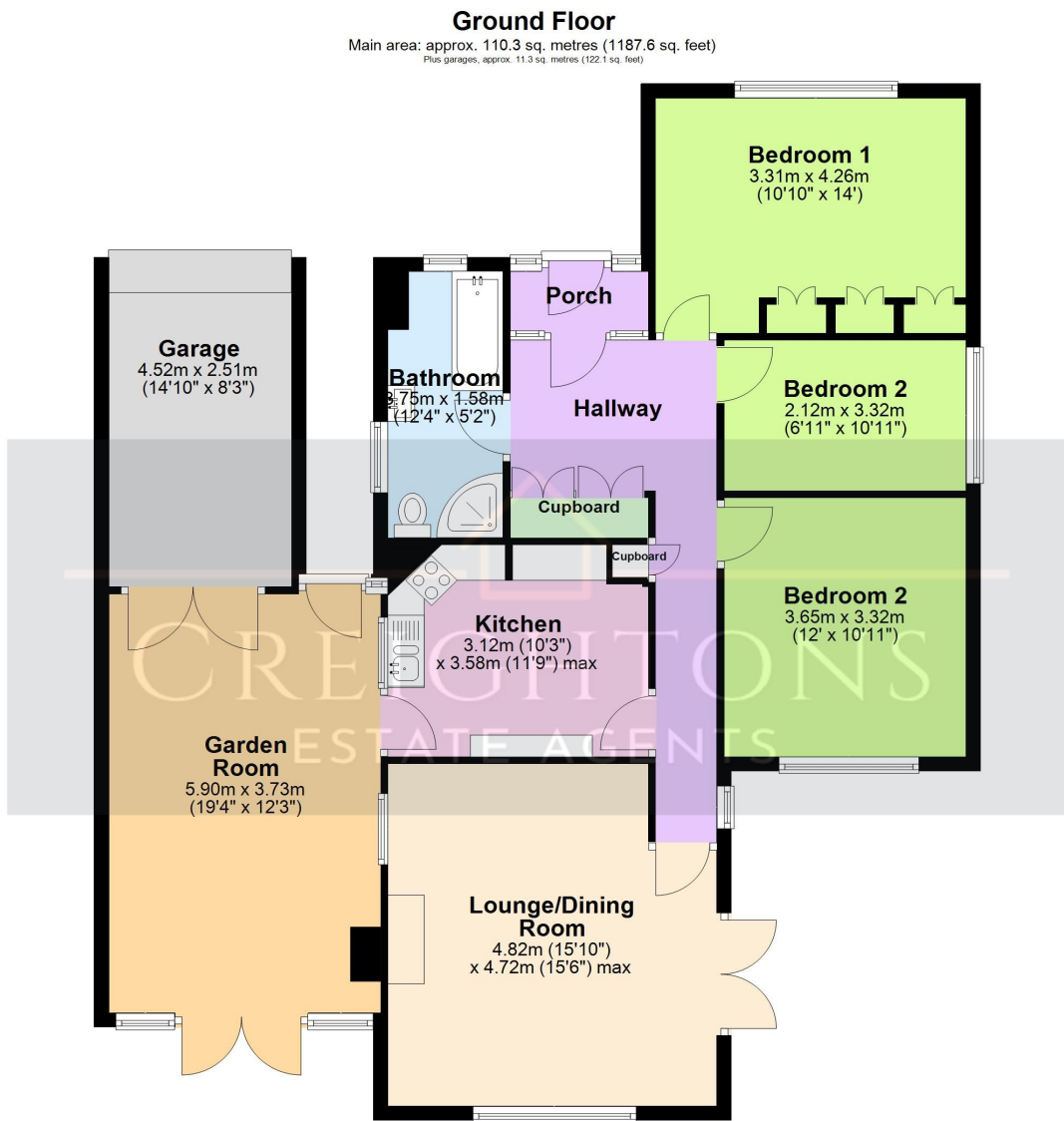
OUTSIDE

The gardens are exquisitely landscaped, thoughtfully designed for relaxation and enjoyment, with seamless access to all areas, as it is all on one level. It features a spacious patio that serves as the ideal setting for alfresco dining or entertaining guests.

Winding pathways infuse a rustic charm into the garden, guiding visitors through its serene environment. Mature trees offer a sense of privacy and natural beauty, while a diverse array of vibrant plants and shrubs adds colour and character to the landscape. This meticulously designed garden is a true sanctuary, harmoniously blending practicality with aesthetic appeal. Additionally, there is a driveway that provides off-road parking for several vehicles, leading to a single garage.



Templar Way | Rothley | Leicestershire



Main area: Approx. 110.3 sq. metres (1187.6 sq. feet)
Plus garages, approx. 11.3 sq. metres (122.1 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.

28 Templar Road, Rothley

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 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.



