



The Pyke | Rothley

Creightons Estate Agents are pleased to showcase this beautifully maintained two-bedroom residence located in the desirable village of Rothley. Nestled in a peaceful cul-de-sac, this charming home is conveniently close to Mountsorrel and Rothley Village Centres, offering a range of local amenities for your convenience.

- Situated in a peaceful cul-de-sac within the desirable village of Rothley
- A beautifully decorated, impeccably maintained two-bedroom residence
- Boasts a contemporary, bright, and spacious kitchen along with a separate living area on the ground floor
- Provides off-road parking at the front of the property
- Features a rear garden mainly laid to lawn, perfect for outdoor activities
- Early viewing is highly recommended to appreciate this home

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

Upon entering the property, you are welcomed into a hallway. The generous lounge and dining area is located at the rear of the home and features sliding doors that open onto the garden, creating a seamless indoor-outdoor flow. The bright and airy kitchen overlooks the front of the property and is equipped with a modern range of units and sleek worktops. It includes a built-in oven, gas hob, extractor fan, and space for a dishwasher, fridge freezer, and washing machine.

FIRST FLOOR

A staircase ascends from the hallway to the landing, which provides access to two double bedrooms and a family bathroom. The primary bedroom, situated at the front of the property, features modern fitted wardrobes. The second bedroom is located at the rear of the house. The bathroom is equipped with a white suite, including a panelled bath with a shower over, a pedestal wash hand ba-



OUTSIDE

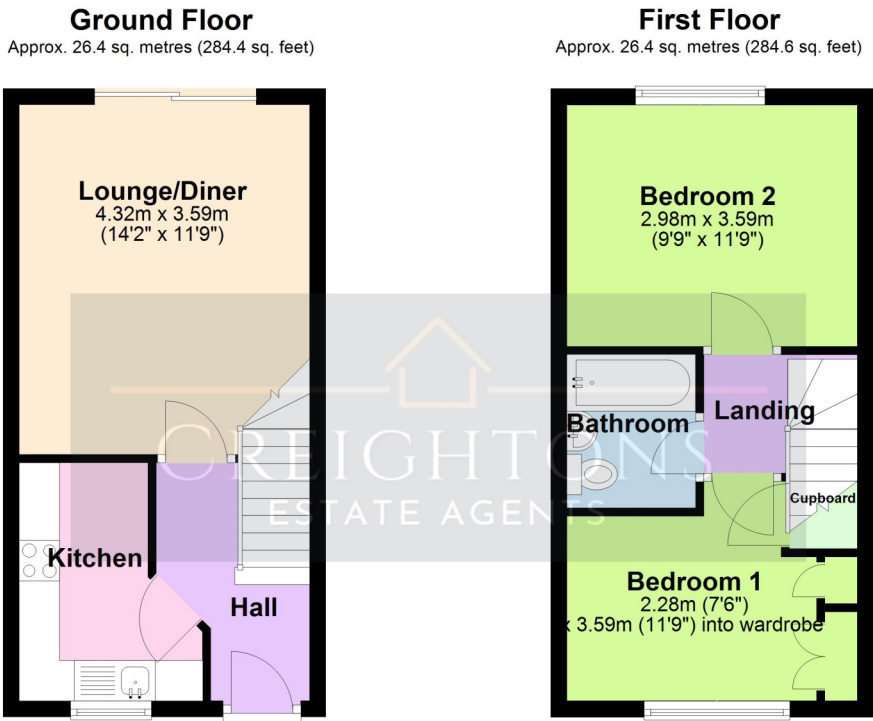
The driveway is located at the front of the property, offering convenient off-road parking. The back garden, mainly laid to lawn, provides plenty of space for outdoor dining and seating areas.



The Pyke | Rothley | Leicestershire

SERVICES

All mains services are available and connected.



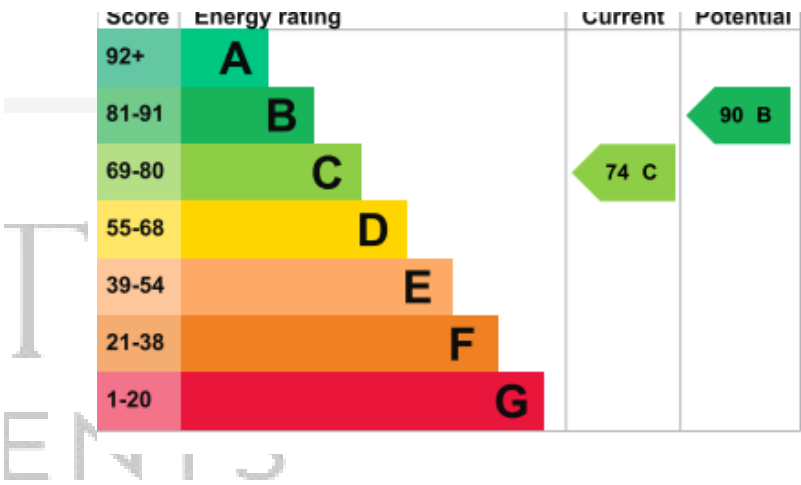
Total area: approx. 52.9 sq. metres (569.0 sq. feet)

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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COUNCIL

Charnwood Borough Council. Council tax band B.



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.





