



Swithland lane | Rothley

PROPERTY DESCRIPTION

The Spinney, Swithland Lane, Rothley – A Rare Opportunity in a Premier Charnwood Village. An Exceptional Family Home with Outstanding Potential with approx. 3,000 sq ft of flexible living accommodation. Occupying a generous plot, The Spinney stands as an incredibly spacious and well-positioned family home, offering versatile accommodation and scope for further development or extension (subject to planning permissions).

Set back from the road behind an extensive private driveway, this attractive home enjoys a leafy, idyllic setting on one of Rothley's most prestigious lanes — a location rarely available to market.

- A Rare Opportunity in a Premier Charnwood Location
- Exceptional family home with outstanding potential
- Versatile living space to the ground floor with impressive 31' living room with log burner and bi-fold doors to the extensive gardens
- Further sitting room, dining room, study and beautifully fitted dining kitchen
- Four bedrooms, the primary with dressing room and bathroom and further Ensuite to bedroom two
- Spacious driveway leading to a double garage
- Sitting on a generous plot with private established gardens
- Early and internal 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 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 the historic Bradgate Park. Rothley offers excellent access to Loughborough Endowed Schools and Ratcliffe College.







GROUND FLOOR

Step inside to find beautifully proportioned living spaces, perfect for both entertaining and day-to-day family life. The standout 31-foot lounge offers a commanding sense of space and warmth, featuring a charming log-burning stove and generous natural light throughout with bi-fold doors to the rear garden.

A separate, stylish sitting room with a second log burner creates a cosy, inviting atmosphere, ideal for winter evenings, whilst the dining kitchen provides a more casual family hub with views over the garden. For formal entertaining, a generous separate dining room adds refinement and flexibility.

A dedicated study and utility room offer essential practicality for modern family life, whether working from home or managing a busy household.

FIRST FLOOR

The first floor is accessed via a wide, central galleryed landing, adding a sense of grandeur and openness to the upper level of the home. This bright and spacious landing connects to four generously proportioned double bedrooms, offering a thoughtful layout designed to suit both family living and guest accommodation. The principal suite is a standout feature — a beautifully appointed space that combines luxury, privacy and practicality. It includes a well-sized double bedroom, an ensuite bathroom, and a bespoke walk-in dressing room with fitted storage, creating a tranquil retreat at the end of the day. A second large double bedroom also benefits from its own modern ensuite shower room, making it ideal for guests, teenagers, or extended family. Two further double bedrooms offer excellent space, with views over the leafy surroundings. These are served by a stylish family bathroom, complete with high-quality fittings and a contemporary finish. This floor has been carefully designed to balance personal space with family functionality, offering comfort, flow and an abundance of natural light throughout. Whether you're hosting guests, raising a family, or seeking rooms for hobbies or home working, the first floor provides the flexibility and quality expected of a property in this prestigious location.

OUTSIDE

The Spinney is set within a substantial and private plot approaching 0.30 acres, offering a wonderful sense of space and seclusion rarely found in such a prestigious village setting. To the front, the property is accessed via a private driveway, providing secure, off-road parking for multiple vehicles and leading to a detached double garage — ideal for storage, hobbies, or conversion (subject to planning) if additional space is ever desired.





Swithland Lane | Rothley | Leicestershire

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band G.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

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