



Town Green Street | Rothley

A unique opportunity to acquire a detached family home set in the heart of Rothley village centre on the desirable Town Green Street. Located next to one of the village play parks and within walking distance the village centre and local amenities. Internal viewing highly recommended to appreciate this unique opportunity. This property has had some recent upgrades including new bathroom, carpets and a recently fitted combination boiler.

- Detached family home in the heart of Rothley village centre next to the village play park
- Three bedrooms and recently re-fitted modern family bathroom featuring a bath and shower
- Brand new combi-boiler fitted in January 2025
- Extended living room and dining room, offering flexible accommodation
- Breakfast kitchen with utility area/lean to
- Driveway providing off road parking and rear access to a double garage

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

The property is entered into via a welcoming hallway. The extended cosy living room with log burning stove looks onto the rear garden and could be separated into two rooms. The breakfast kitchen sits to the front of the home and is fitted with a range of units with complimentary worktops over and tiled splashback. With Integrated oven and gas hob and breakfast bar. The handy utility area/lean to offers space for a washing machine and dryer. The extended dining room is located to the rear of the kitchen, offering access to the rear garden and sliding doors between the dining room and living room.

FIRST FLOOR

A staircase leads from the hallway to the first-floor landing. The principal bedroom overlooks the rear of the property and features built-in wardrobes for convenient storage. Bedroom Two is positioned to the side of the residence, while Bedroom Three is situated at the rear. The recently renovated bathroom includes a bath, shower, wash hand basin with vanity unit, and a WC. The bathroom benefits from stylish herringbone-effect flooring and modern white tiling, creating a fresh and contemporary ambiance.

Please note that the property was originally constructed as a two-bedroom home, with the current third bedroom layout having been adapted over time to suit changing needs.

OUTSIDE

There is a private driveway to the front of the home and gated side access to the rear garden that leads to outbuildings/garage. The established rear garden is a real feature of the home being laid to lawn with shrubs and patio area for outside dining. There is an electric point outside in the garden. The double garage is accessed via Walkers Lane.





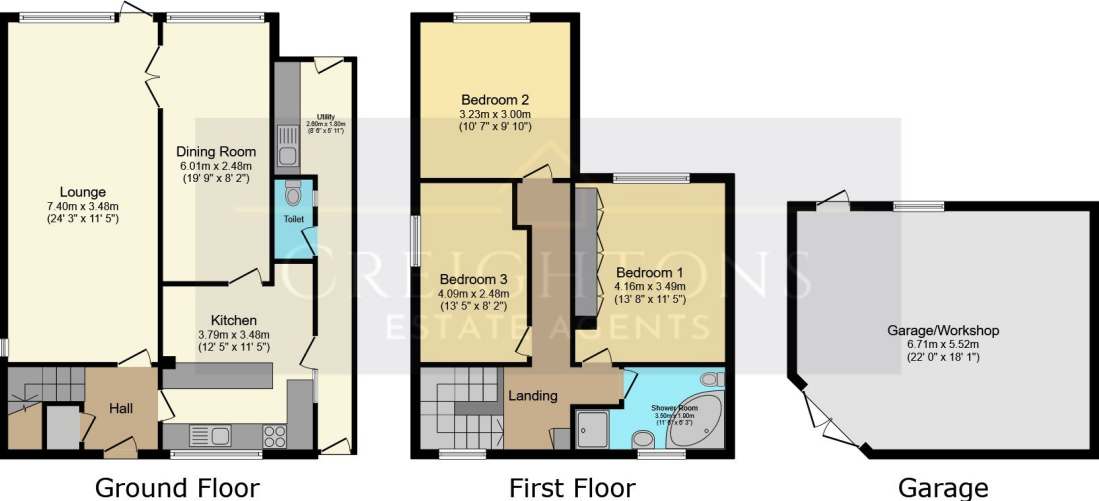
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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