



Swithland lane | Rothley

Set on one of Rothley's most prestigious addresses, 'Trelma' is a striking four-bedroom detached residence that beautifully balances period character with modern living. Originally built in the early 1900s, this remarkable home retains an abundance of traditional features while benefitting from thoughtful extensions and high-specification finishes, creating a truly impressive family home.

The property sits within established private grounds extending to approximately 0.38 acres, offering landscaped gardens, generous parking, and open views over adjoining farmland, all within easy reach of Rothley's charming village centre and renowned schooling.

- Prestigious four-bedroom detached family home on sought-after Swithland Lane
- Originally built in the early 1900s, showing beautiful, retained period features
- Sympathetically extended and upgraded to create a spacious modern residence
- Striking vaulted reception hall with feature lighting, statement staircase and recently upgraded washroom
- Elegant front lounge with fireplace and original character detailing
- Versatile second sitting room and formal dining room with double sided log-burning stove
- Bespoke handmade breakfast kitchen with quartz worktops, central island and orangery
- Impressive principal bedroom with dressing room and private Ensuite
- Three further generously sized bedrooms served by a stylish family bathroom
- Secluded landscaped gardens extending to 0.38 acres with countryside views
- Sweeping driveway approach with detached double garage and ample parking
- Excellent access to highly regarded local and independent schooling including Loughborough Endowed Schools and Ratcliffe College







GROUND FLOOR

The property is entered via double oak doors into a welcoming inner lobby, leading through to a breath-taking reception hall. With its vaulted ceiling, statement lighting, and hardwood flooring, this space sets the tone for the home's sense of scale and grandeur.

A central hallway with the original staircase gives access to the main reception rooms. To the front, the elegant family lounge enjoys a feature fireplace, period detailing, and a bright front-aspect view onto Swithland Lane. To the rear, a second lounge offers a more relaxed setting, with a log burner that also serves the adjoining dining room. The dining space itself is perfectly placed for entertaining, with French doors and garden views creating a seamless connection to the outdoors.

The heart of the home is the bespoke breakfast kitchen. Handmade cabinetry, quartz worktops, and a traditional Belfast sink combine with a central island and integrated appliances to provide the perfect balance of style and practicality. From here, an orangery extends the living space further, filled with natural light and opening directly onto the landscaped gardens – ideal for modern family life.

Completing the ground floor is a useful washroom.

FIRST FLOOR

The galleried landing leads to four well-proportioned bedrooms. The primary suite occupies a prime rear aspect, overlooking the gardens and open countryside beyond. This tranquil retreat includes a dedicated dressing room and an Ensuite bathroom.

Three further double bedrooms and a well-sized single are served by a stylish family bathroom and a separate WC, ensuring functionality for family living.

OUTSIDE

A sweeping driveway provides an impressive approach to the property, with parking for several vehicles and access to a large, detached timber-built garage with electric doors and a useful rear store.

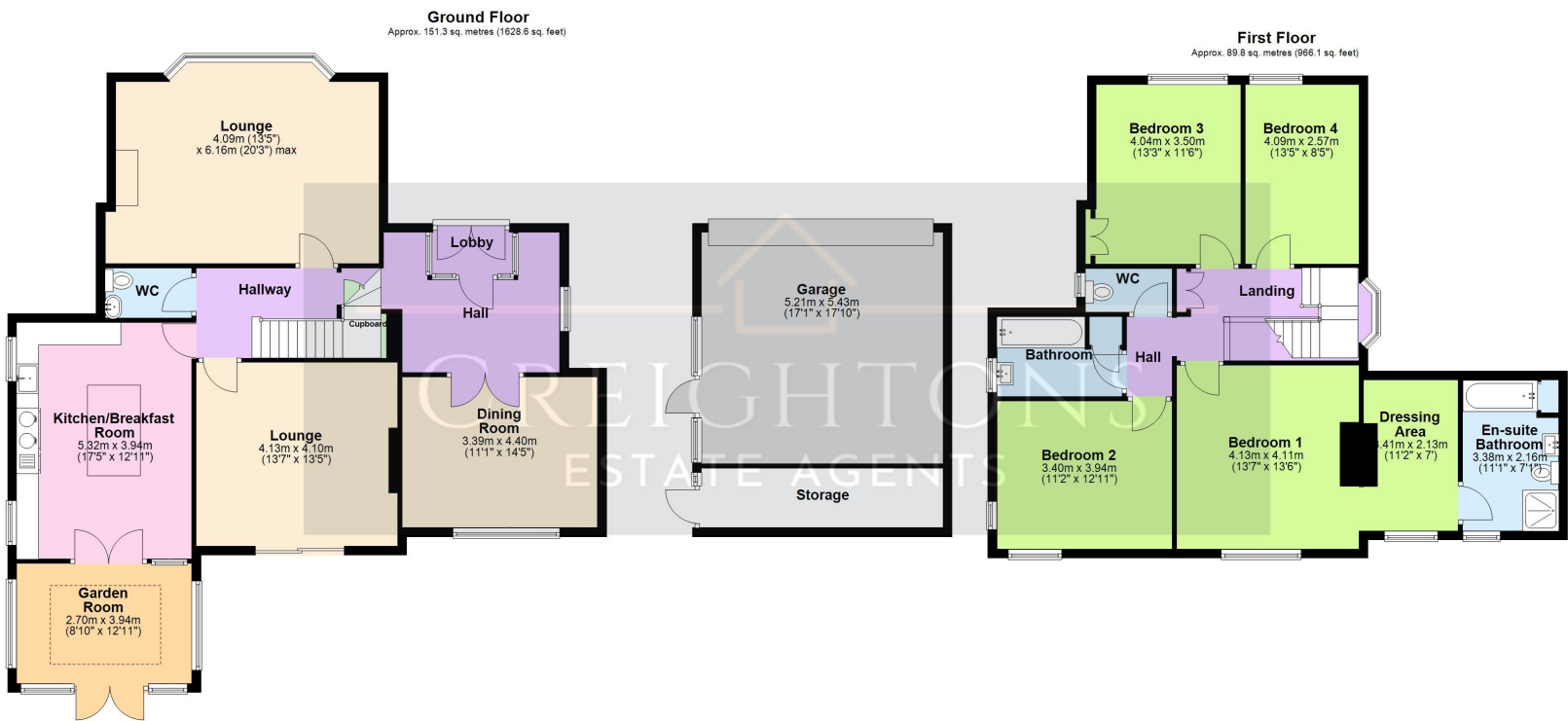
The rear garden is a true highlight – beautifully landscaped with mature borders, specimen trees, and a series of defined spaces for entertaining. A paved patio links to a raised decked area and a further terrace at the rear, making the most of the property's private setting and open countryside views.

The plot offers scope for further extension, subject to planning, while maintaining generous outdoor space.





Swithland Lane | Rothley | Leicestershire



Total area: approx. 241.1 sq. metres (2594.7 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.

41 Swithland Lane, Rothley

SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band G.



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