



Anthony Street | Rothley

Creightons Estate Agents are delighted to present this beautifully presented two-bedroom terraced residence, ideally situated in the sought-after village of Rothley. This charming property offers a blend of period character and contemporary comfort, making it an excellent choice for first-time buyers, young professionals, or investors seeking a desirable location. Early viewing is highly recommended to fully appreciate the charm, character, and excellent location of this delightful home. Contact Creightons Estate Agents today to arrange your viewing appointment and avoid missing out on this fantastic opportunity. Available with NO UPWARD CHAIN.

- Situated in the vibrant and highly desirable heart of Rothley village
- Well-presented two-bedroom terraced home with charming period features
- Living room overlooking the front of the property, ideal for relaxing
- Bright and airy living/dining kitchen, perfect for modern living
- Convenient downstairs W.C. for added practicality
- Private rear garden predominantly laid to lawn, offering a tranquil outdoor space
- Early viewing highly recommended to fully appreciate this excellent opportunity
- Available with NO UPWARD CHAIN for a hassle-free buying experience

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 welcoming living room is positioned at the front of the property, serving as a comfortable retreat with a charming Victorian fireplace featuring a wooden surround - ideal for cosy evenings. The space is finished with oak-effect wooden flooring throughout the ground floor.

Towards the rear, the bright and airy open-plan kitchen, dining area is designed for modern living and entertaining. It is fitted with a fresh range of units, complemented by matching worktops and a tiled splashback. The kitchen is equipped with integrated appliances, including an oven, gas hob, and extractor fan. There is dedicated space for a washing machine and room for a fridge/freezer. An attractive brick fireplace adds rustic charm to this versatile living space. An extension with a glass roof enhances the ground floor, filling the space with lots of natural light.

A convenient downstairs W.C. is located at the rear of the property, providing added practicality. Patio doors lead directly onto the rear garden.

FIRST FLOOR

A staircase from the living/dining kitchen leads to the first-floor landing, which provides access to two double bedrooms and a family bathroom. The primary bedroom is located at the front of the property, this spacious double bedroom features a built-in cupboard with a shelf, offering practical storage solutions. The second double bedroom is positioned towards the rear of the home, this room benefits from natural light and a comfortable, homely ambiance. Plush carpeting throughout the first floor enhances the welcoming atmosphere. The family bathroom is fully tiled and equipped with a bath, a separate shower, and a W.C. For added convenience, a built-in cupboard houses the boiler.

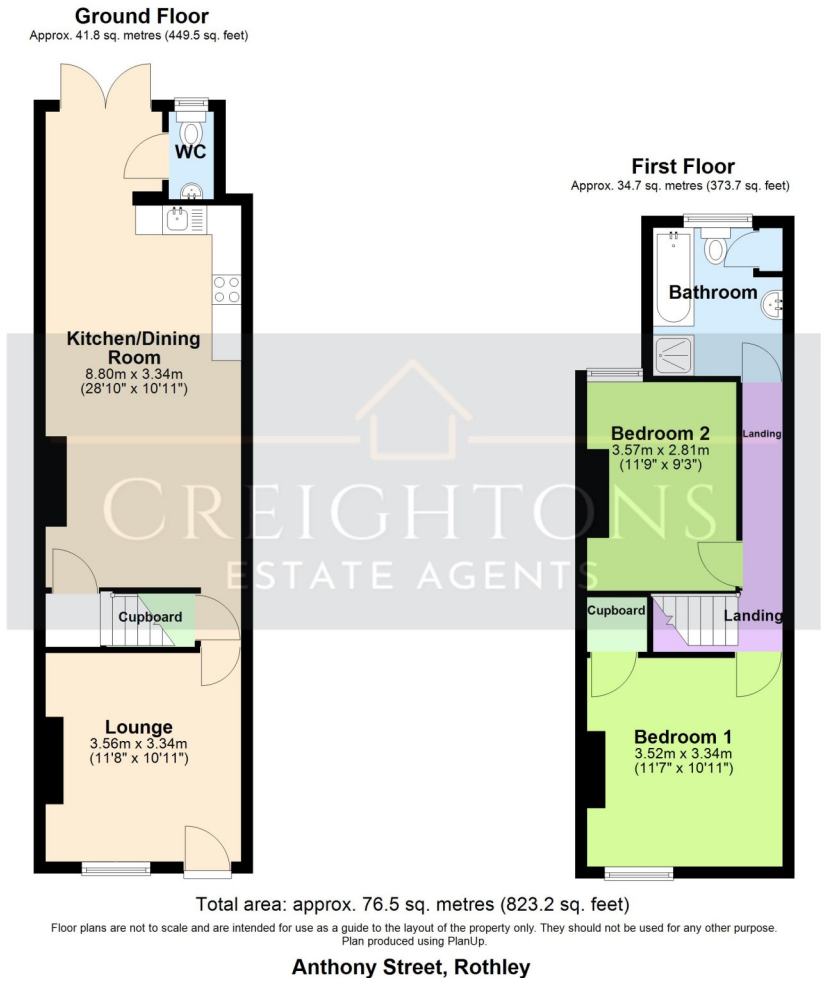
OUTSIDE

The private rear garden offers a serene environment for relaxation and outdoor enjoyment. It is predominantly laid to lawn, with a patio area. A side passageway runs from the front of the property to the garden, providing convenient access for waste disposal, bins, and garden maintenance.





Anthony Street | Rothley | Leicestershire



SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	59 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.





