



# Rothley Road | Mountsorrel

Fernroyd, is a characterful period extended detached home set over two floors, located in the popular village of Mountsorrel. The current owners have improved, extended and maintained the home since ownership. Sitting on a generous plot with ample garden space and allotment with the benefit of a driveway set behind gated access that leads to a detached single garage.

- Deceptively spacious detached period property that has undergone a range of improvements by the current owners since ownership
- Extended to the ground floor, without comprising the generous plot
- Original features throughout capturing the period charm of the home
- Two reception rooms, kitchen and garden room or possible dining space and butler's pantry
- Four bedrooms with family bathroom/wetroom
- Large, established rear garden with vegetable plot, outbuildings and detached single garage

## LOCATION

Mountsorrel 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 as well as Leicestershire's only Michelin Star restaurant being located in Mountsorrel. Local beauty spots include Swithland Reservoir and Bradgate Park. Mountsorrel is particularly well placed for access to Loughborough endowed schools and Ratcliffe College.







## GROUND FLOOR

The property is entered into via a porch that leads to a welcoming hallway with parquet styled wooden flooring. There is access to all reception rooms from the hallway. The dining room sits to the front of the home with dual aspect windows and beautiful feature fireplace with wooden flooring throughout. There is an open plan feel to the living room and dining room offering the flexibility to the arrangement of the rooms. The wooden flooring continues through the cosy living room which has the added feature of a stove fire, set in a feature fireplace. The kitchen sits to the rear of the home and is fitted with a range of wall and base units with complimentary worktop and tiled splashback with integrated dishwasher and fridge and separate butler's pantry. The bright and airy garden room with Velux window is adjoining the kitchen and could easily be used as a dining space, creating a dining kitchen arrangement with french doors opening on to the rear garden area.



## FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing with the large principal bedroom overlooking the front of the home with feature fireplace and double aspect windows. Bedroom four also sits to the front aspect. Off the galleried landing there are two further bedrooms overlooking the rear of the home, one with built in wardrobes and separate refitted family shower room.

## OUTSIDE

To the front of the home, you have a gated entrance providing off road parking and access to a single detached garage. The landscaped rear garden is considerable in size and comprises a patio area for dining opening onto the lawn with brick-built outbuildings. To the bottom of the garden sits the allotment area.



# Rothley Road | Mountsorrel | Leicestershire



Total floor area 141.1 sq.m. (1,519 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## 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.

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council

Council tax band D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



