



Sheppard Way | Rothley

Built by William Davis in 2019, the house type "The Dove" is an immaculately presented, three bedroomed detached home, located in Rothley, within walking distance to all local amenities. The property has an open plan dining/kitchen with integrated appliances, generous living room with media wall and enclosed landscaped rear garden with patio area. The property benefits from a single garage and driveway.

- A modern improved and upgraded Detached home built by William Davis in 2019
- Immaculate three-bedroom home with the main bedroom having an En-suite shower room
- Living room with contemporary added feature media wall
- Open plan Kitchen/Dining room with patio doors and integrated appliances
- Private driveway with parking for several vehicles and separate detached single garage
- Remaining NHBC warranty
- HIVE system
- Landscaped, south facing rear garden with raised deck and pergola

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







GROUND FLOOR

The property is entered into via a welcoming hallway, with the benefit of a downstairs w.c. The generous lounge overlooks the front of the home with the beautiful addition of a tiled media wall and integrated electric modern feature fire. The light and airy dining kitchen has been fitted with a modern range of kitchen units with complimentary worktops. Integrated appliances include: Integrated SMEG oven with gas hob, dishwasher, fridge/freezer and washing machine. The resin sink was chosen as an upgrade. There is also a useful understairs storage cupboard. The patio doors open onto the patio area and landscaped private rear garden.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing which houses two useful storage cupboards. The principal bedroom overlooks the front of the home with the benefit of built in wardrobe and En-suite shower room. Off the main landing you have a modern fitted bathroom suite which incorporates a white suite with shower, wash hand basin, w.c and heated towel rail. There is a further double bedroom to the rear of the home with bespoke fitted wardrobes and a single, currently used as office space located to the front of the home.

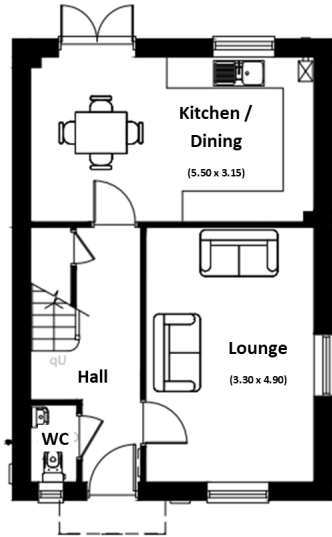


OUTSIDE

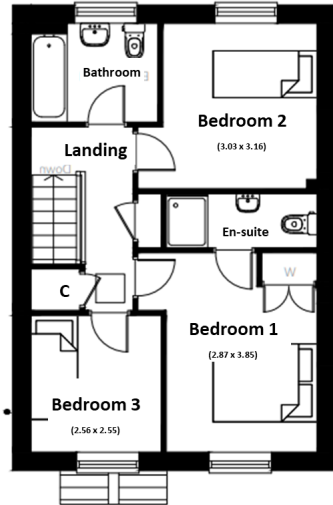
The driveway is located to the side of the property that leads to the single garage. There is also gated side entrance with access to the rear garden. The landscaped garden comprises a patio area for dining, opening onto the lawned area with raised area with pergola ideal for a hot tub.



Sheppard Way | Rothley | Leicestershire



GROUND FLOOR



FIRST FLOOR

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



SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

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