



CREIGHTONS
ESTATE AGENTS
FOR SALE
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Mountsorrel Lane | Rothley

“Fowkes” is a characterful period extended detached home set over two floors, located in the popular village of Rothley. The property has been extended over time to provide ample ground floor living space for the growing family. Available with NO CHAIN.

- Traditional, deceptively spacious detached property which has been extended to provide ample living space to the ground floor
- Reception hallway that leads onto both dining room and living room
- Generous extended living room, study, family room, dining room and kitchen
- Established rear garden with garage and side access/utility area
- Available with NO UPWARD CHAIN

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 generous reception hallway. There is access to all reception rooms from the hallway. The living room, with bay window has been extended with feature brick-built fireplace, with a small step down to a further seating area with glazed double doors that open onto the extended family room and study. The family room has a bright and airy feel with Velux windows and doors offering access to the rear garden. There is a fitted kitchen with built in oven and hob and dishwasher with space for a fridge/freezer. There is an inner lobby with storage cupboard and w.c and door through to a side lean to/utility area.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing with the principal bedroom overlooking the front of the home with a selection of built in wardrobes. A further double bedroom is to the rear overlooking the rear garden and again has a selection of built in wardrobes. There is a further single bedroom to the front. There is a refitted bathroom suite with separate shower double shower cubicle, panelled bath, wash hand basin, w.c and heated towel rail.



OUTSIDE

To the front of the home, you have a driveway providing off road parking that leads to a garage. There is a side access door that leads into the utility area where you can access the rear garden. The established rear garden has a selection of shrubs and trees with a summer house and storage shed.



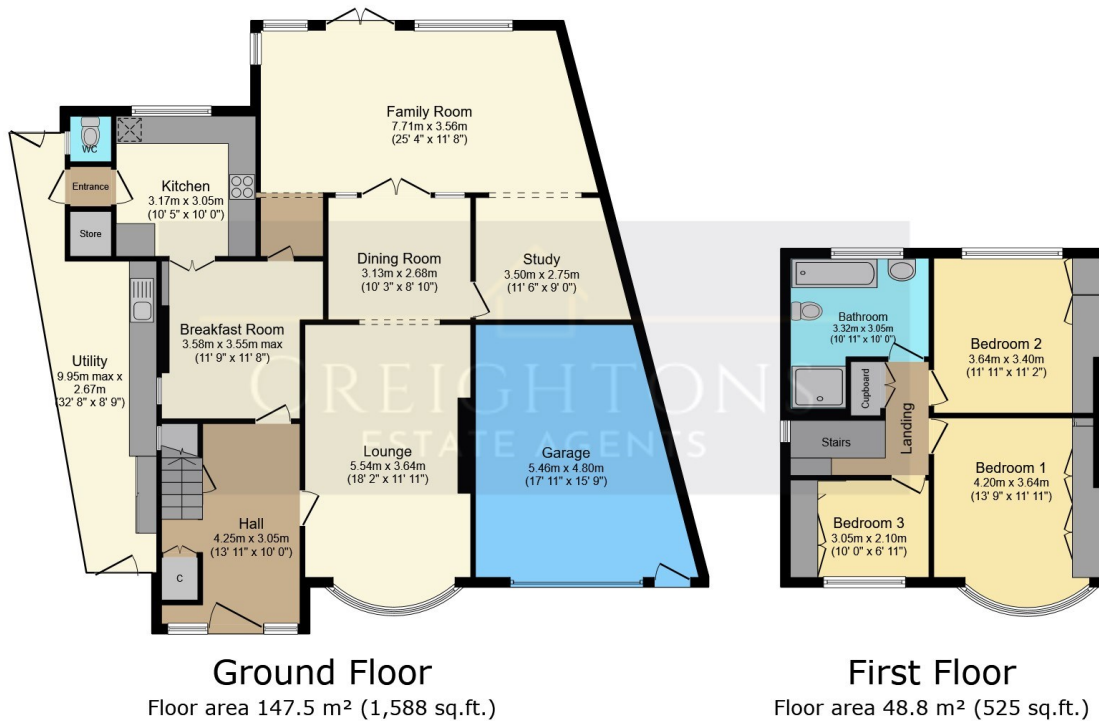
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band E.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		





