



Macaulay Road | Rothley

Creightons Estate Agents are excited to present this beautifully maintained three-bedroom residence, situated in the highly desirable village of Rothley. This charming property boasts an ideal location in the village centre, just a brief walk from local amenities. With its spacious layout and well-established, private rear gardens, this home is perfect for families, providing ample space both indoors and outdoors.

- Generously proportioned family home nestled in the vibrant heart of Rothley village
- Light and airy living/dining room with feature fireplace and doors to the rear garden
- Modern refitted white gloss kitchen with complimentary worktops that overlooks the rear garden
- Generous driveway leading to a detached single garage
- Three well-proportioned double bedrooms with a modern family bathroom
- West facing, established rear garden
- Convenient downstairs w.c. and a storage area with separate office space

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 property is accessed via an inviting entrance porch that leads into a spacious inner hallway, which features a large ground floor store cupboard that could also serve as a study. The bright and airy living/dining room, located at the front of the home, offers a cozy retreat with a stylish feature fireplace equipped with a gas fire, and doors that open onto the rear garden. The kitchen, overlooking the back of the property, boasts a modern array of white gloss units, complemented by elegant worktops and a tiled splashback. There is ample room for a cooker, fridge/freezer, and washing machine. Additionally, a further lobby area provides convenient access to the ground floor w.c. and store.

FIRST FLOOR

A staircase ascends from the hallway to the first-floor landing. The primary bedroom, situated at the rear of the property, features a built-in cupboard space. There are two further double bedrooms both with fitted built in cupboards and a refitted family bathroom. The bathroom comprises a 'P' shaped bath with shower over, w.c, wash hand basin with vanity unit and heated towel rail.

OUTSIDE

The private rear garden, facing west, is predominantly laid to lawn and features a spacious paved patio area complete with a summer house. Additionally, there is a detached single garage along with ample driveway space.





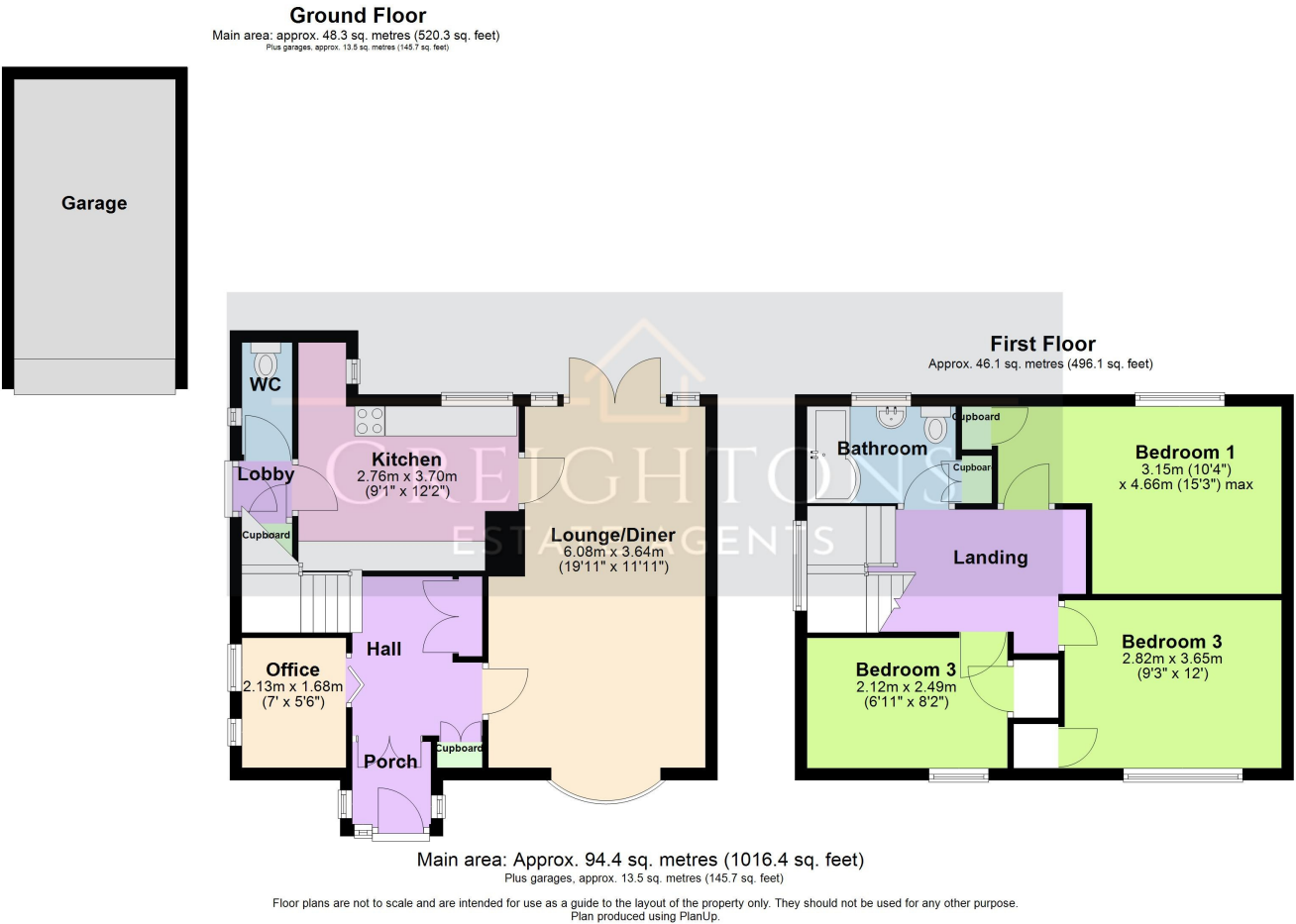
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band B.



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.





