



Mountsorrel Lane, Rothley, Leicester, LE7 7PW

Asking price £600,000

Freehold

Taylors

Est. 1992

Spacious four-bedroom detached family home

Ample off-road parking with double garage

Beautiful and large rear garden

Potential to extend/develop (subject to planning)

Peaceful village location

Balcony overlooking fields and woods

Please contact Taylors to arrange your visit!

Property description

Foyer	7'3" x 11'7" (2.23 x 3.54)
Entrance hall	13'3" x 7'3" (4.06 x 2.23)
Kitchen	13'2" x 12'2" (4.02 x 3.73)
Living room	13'5" x 12'10" (4.09 x 3.92)
Dining area	13'6" x 12'10" (4.13 x 3.92)
Conservatory	15'7" x 12'9" (4.75 x 3.90)
Sitting room	13'0" x 8'9" (3.97 x 2.67)
Utility room/WC	8'3" x 7'5" (2.54 x 2.28)
Entry porch	8'5" x 4'3" (2.58 x 1.30)
Master bedroom	13'1" x 12'9" (4.00 x 3.91)
Bedroom two	13'9" x 12'10" (4.21 x 3.92)
Bedroom three	15'6" x 8'9" (4.74 x 2.67)
Balcony	13'4" x 9'8" (4.07 x 2.96)
Bedroom four	7'6" x 5'2" (2.31 x 1.59)
Shower room	9'8" x 7'3" (2.95 x 2.23)



Spacious four-bedroom detached home | Large and mature gardens | Off-road parking with double garage | Popular village location | Ideal family home | Please contact Taylors to arrange your visit

Nestled on the highly sought-after Mountsorrel Lane in the heart of Rothley, this distinctive four-bedroom detached residence offers a rare opportunity to acquire a substantial family home with character, generous proportions, and a remarkable plot extending to the rear. Positioned well back from the road behind a gravelled driveway with ample parking and a double garage, the property enjoys excellent privacy and kerb appeal.

Inside, the accommodation offers a charming blend of traditional features and scope for modernisation. The ground floor comprises three versatile reception rooms,

a bright and spacious kitchen with dual aspect garden views, and a large conservatory ideal for entertaining. There's also a useful utility room/WC and a welcoming entrance hall that hints at the home's original period character.

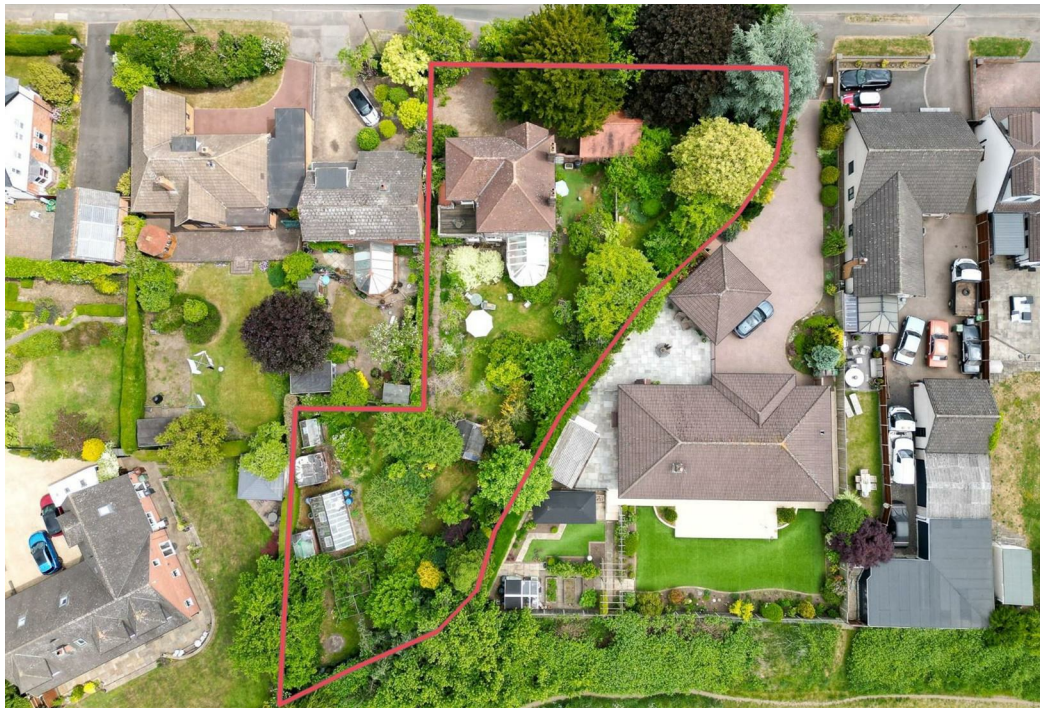
Upstairs, the principal bedroom and second double bedroom benefit from leafy outlooks and generous natural light, while the third bedroom offers direct access onto a private balcony—perfect for morning coffee or quiet reflection. A fourth bedroom and a family shower room complete the upper level.

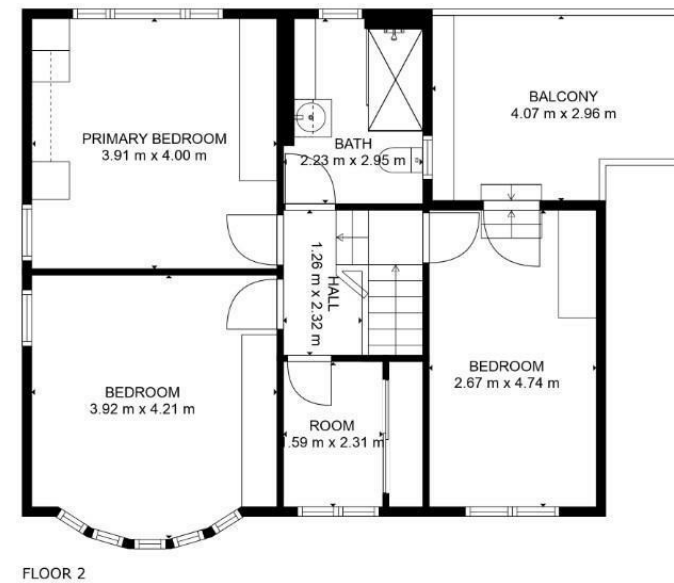
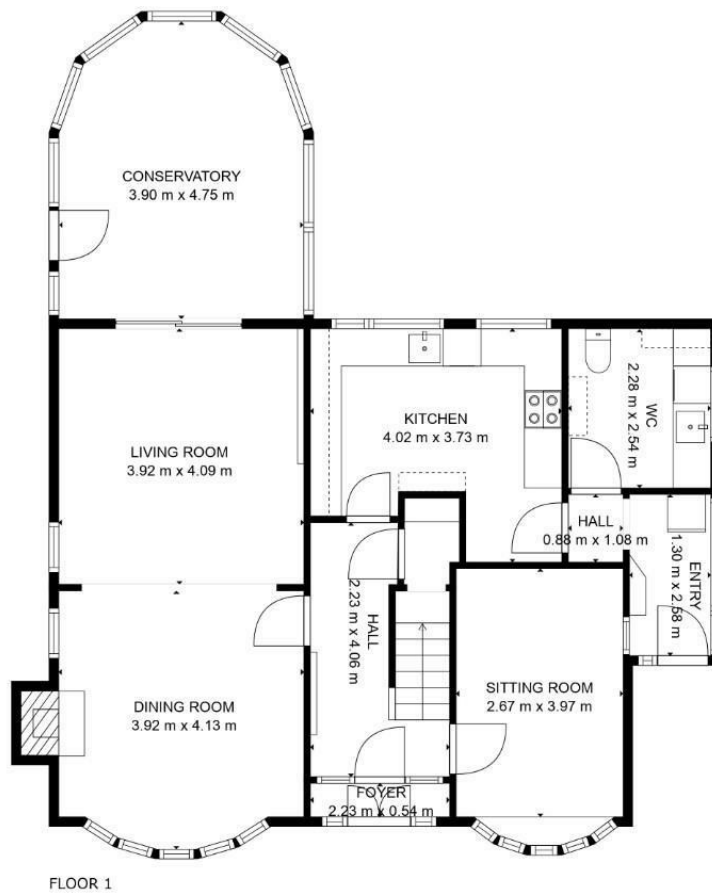
One of the standout features is the mature rear garden which offers superb outdoor space, complete with lawn, patio areas, and hidden nooks ideal for families, gardeners, or those seeking a tranquil escape. The aerial view reveals just how

extensive the grounds are, with a unique rear strip that could lend itself to a range of future possibilities (subject to planning).

This is a property that delivers both charm and potential in equal measure—just moments from Rothley's village amenities, sought-after schools, and scenic countryside walks. Early viewing is highly recommended, please get in touch to arrange your visit!







TOTAL: 160 m²
 FLOOR 1: 97 m², FLOOR 2: 63 m²
 EXCLUDED AREAS: FIREPLACE: 1 m², BALCONY: 11 m², WALLS: 12 m²
 FLOOR PLAN CREATED BY CUBICASA APP, MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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