



Westfield Lane | | Rothley | LE7 7LH

Asking price £795,000



**RICHARD
HARRISON**
ESTATE AGENTS & VALUERS

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An attractive Edwardian property, situated in this much sought after and highly regarded address backing onto the Rothley Golf Course. Featuring an impressive blend of character features and modern convenience, this superbly presented property demands early inspection to avoid disappointment, as properties of this type are rare to the market. There are four generous bedrooms, with master en-suite and separate luxury re-fitted bathroom. The ground floor offers a spacious and grand entrance hallway, with w/c, three reception rooms and a garden room. There is a kitchen, utility and double garage. The property has a beautifully manicured, secluded garden and plentiful off road parking.

- Detached Edwardian Home
- Much Sought After Address
- Backing onto Rothley Golf Course
- Four Bedrooms
- En-suite and Luxury Bathroom
- Three Reception Rooms
- Garden Room and W/c
- Kitchen and Utility
- Double Garage and Driveway
- No Upward Chain



"Situated in a much sought after address"



Entrance Porch

Entering through the attractive original solid timber front door, with tiled floor and inset floor rug, leading to the main entrance hall via a multi paned glazed door.

W/c

Situated just off the entrance porch, with low level flush w/c, wash hand basin and window to the front.

Entrance Hall

A grand and instantly impressive entrance hallway, befitting the glamour of the Edwardian era, with Oak flooring, spindle and bannister staircase to the galleried first floor landing, with Oak Newell post and handrail. There is also a feature picture rail along with access to all ground floor rooms.

Dining Room

A superbly sized dining room with windows to two sides, incorporating fitted shutters. There is a high quality feature gas living flame fireplace and surround, with Oak flooring and ample space for dining table and chairs.

Lounge

A delightful room overlooking the garden to the rear and with a magnificent feature fireplace, finished with a marble surround and windows either side.

Snug

A lovely room at the heart of the house, with a feature fireplace with log burner inset, Oak flooring and open plan to the garden room.

Garden Room

A substantial garden room with French doors to the rear overlooking the garden and with windows to three sides. There is Oak flooring and ample space for living and dining furniture, making this an ideal everyday living and entertaining area.

Kitchen

Featuring a range of luxury fitted units and contrasting worktops. There is a sink unit and drainer, space for range cooker and with integrated appliances, display cabinets and windows to the front and side. There is a cupboard housing the wall mounted gas central heating boiler and a door leads to the utility room.



Utility Room

With a range of units, space for washing machine and dryer, window to the front and a glazed door to the -

Rear Porch

A timber and glazed rear porch which also suits as a small potting shed and offers access to the rear garden and double garage.

Landing

A most appealing galleried landing with feature stained glass window to the front elevation. A mid landing gives access to -

Bathroom

Fitted with a modern luxury suite comprising low level flush w/c, bath with mixer shower, vanity wash hand basin and tiled walls/floor. There is a window to the front.

Bedroom 1

A large luxury bedroom suite with fitted wardrobes, windows and glazed door leading out onto a small balcony overlooking the garden and Rothley Golf Course beyond.

En-Suite

Fitted with a low level flush w/c, wash hand basin and shower cubicle.

Bedroom 2

A spacious bedroom with windows to two sides, fitted furniture and ample space for a bed.

Bedroom 3

A spacious bedroom with windows to two sides.

Bedroom 4

Currently used as a study, this spacious bedroom has a window to the side elevation.



Outside

The property sits in a delightful plot nestled against Rothley Golf Course and with ample off parking on a large driveway to the front. There are areas of garden and hedgerow to the front, with gated side access and a rear garden which is beautifully manicured, featuring areas of decking, lawn and patio, along with a tucked away courtyard garden to the side. There is a timber summer house and exterior lighting.

The Area

The property is situated on the outskirts of Rothley Village, a much sought after location popular with those enjoying the many facilities of the village, such as pubs, restaurants, shops and other amenities. The Rothley Golf Course is adjacent, whilst the world famous Great Central Railway Heritage line is a short stroll away. The village of Rothley is perfectly placed to access nearby Loughborough, Leicester, A6/M1/M69 road network and excellent countryside walks at Bradgate Park.

Extra Information

To check the Internet and Mobile coverage you can use the following link:

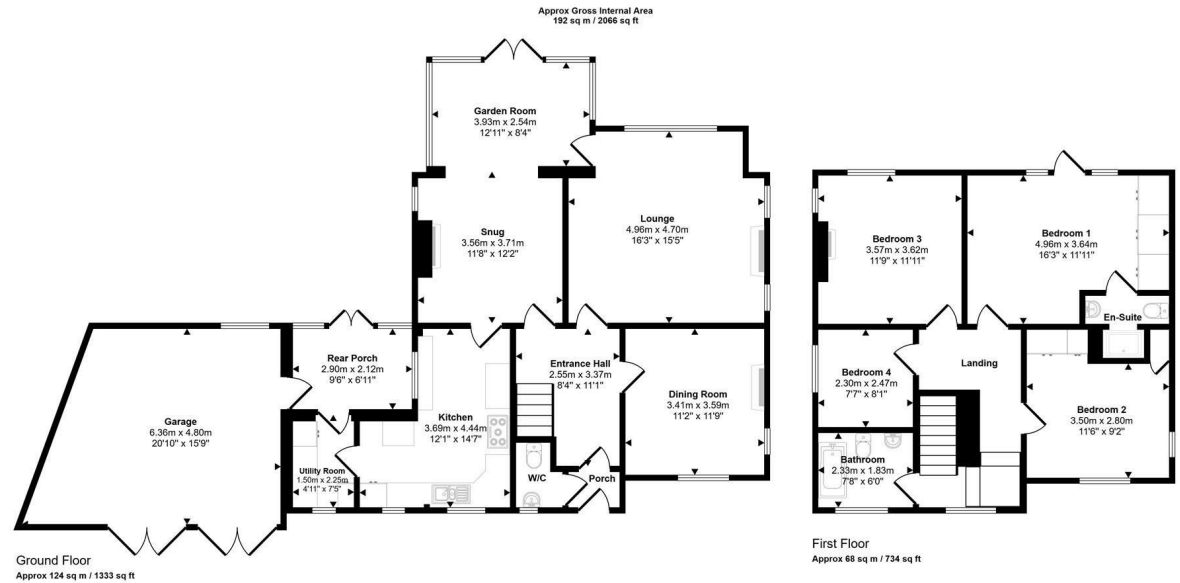
https://checker.ofcom.org.uk/en_gb/broadband-coverage

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

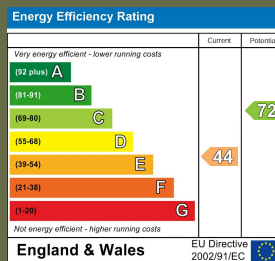


"An impressive array of character features"





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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