



Knights Crescent | Rothley | LE7 7PN

Asking price £425,000



**RICHARD  
HARRISON**  
ESTATE AGENTS & VALUERS

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Located within this much sought after and prestigious address, set on an exceptional plot, this large detached bungalow offers outstanding scope for modernisation and improvement, with a great deal of potential for extension/alteration subject to planning consents. The property has a detached double garage, lounge and dining room, recently re-fitted kitchen, along with a bathroom and three bedrooms. There are well manicured gardens to all sides of the property and plenty of space. The numerous amenities of this sought after village a short walk away and the bungalow is offered with no upward chain.

Sought After Address	Walking Distance to Amenities
Exceptional Garden Plot	Superb Potential to Extend
3/4 Bedrooms	Lounge and Dining Room (Bed 4)
Recently Re-Fitted Kitchen	Detached Double Garage
Extensive Driveway Parking	No Upward Chain

**Entrance Hall**  
With a timber panel glazed front door and access further to the larger hallway which has original wood block flooring and access to all rooms.

**Lounge**  
A spacious L shaped lounge with feature tiled fireplace and windows to both the front and side elevations. The front window provides a wonderful elevated view across the far side of Rothley.

**Dining Room**  
A large room which could also be used as bedroom 4 for those who require additional bedroom space. With ample space for dining table and chairs, there is a window to the front.



*"Set on a large garden plot"*



### **Kitchen**

Featuring a recently re-fitted range of units finished in a modern laminate frontage with worksurfaces and tiled splashbacks. There are under unit lights and built in appliances comprising electric double oven, hob and extractor fan, fridge/freezer and stainless steel sink unit and drainer. There is a window to the side and access to a large pantry.

### **Rear Hallway**

With access to the rear covered area between the garage and property, along with doors providing access to boiler room, w/c and bin store.

### **Bedroom 1**

A large double bedroom with fitted wardrobes and a window to the rear.

### **Bedroom 2**

A large bedroom, latterly used as a study, and with window to the front elevation.

### **Bedroom 3**

With space for a double bed, there is a window to the rear and an airing cupboard.

### **Bathroom**

Fitted with a three piece suite comprising W/c, wash hand basin and bath. There is a window to the rear.

### **Outside**

The property sits on an exceptional garden plot, with detached double garage, block paved driveway and well manicured gardens to all sides. There are areas of lawn, patios and planted borders, with a shed and Summer House.

### **The Area**

The property is situated in 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 and A46 road network and excellent countryside walks at Bradgate Park.

### **Extra Information**

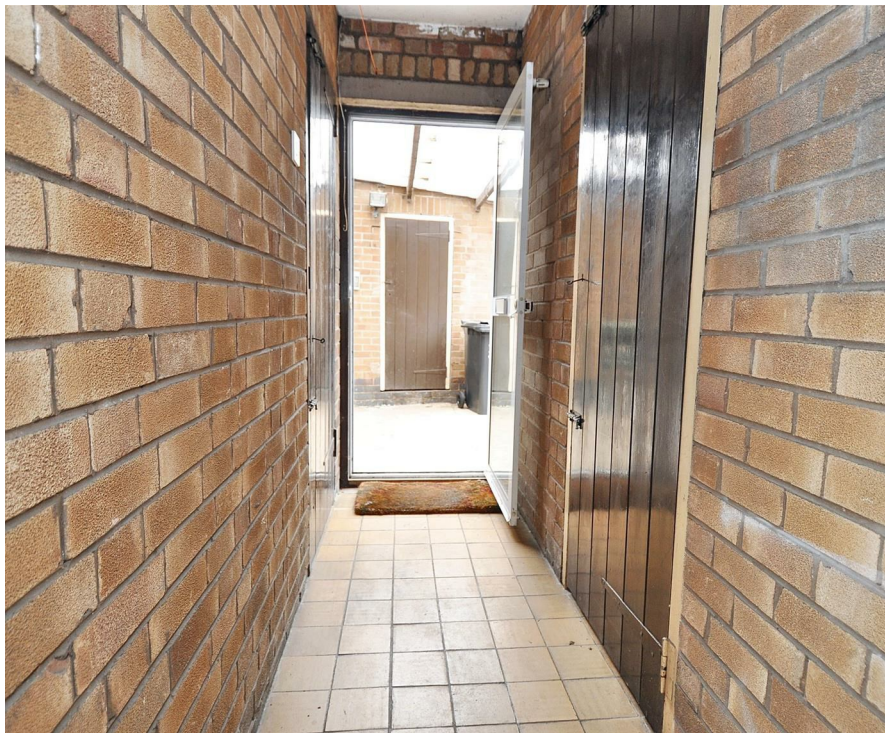
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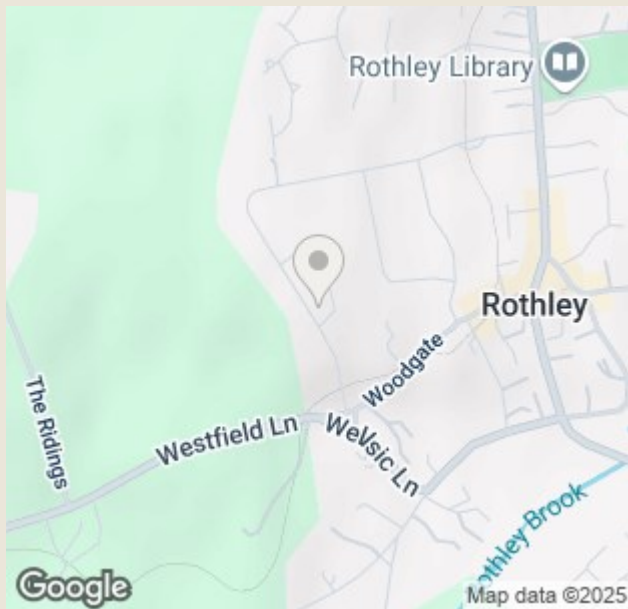


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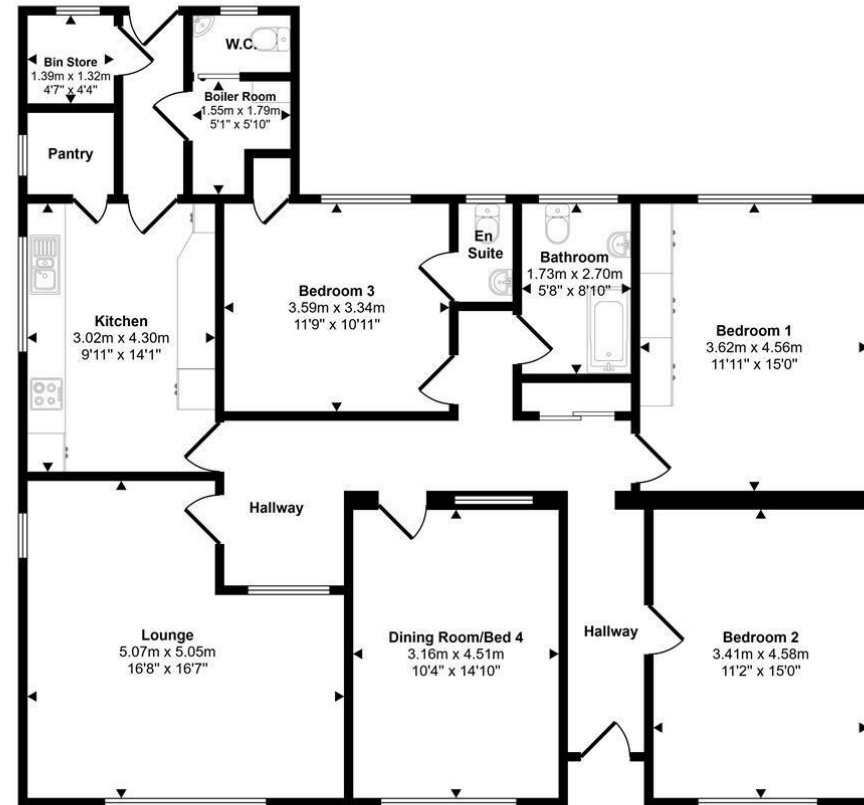


*"Offering  
exceptional  
potential"*



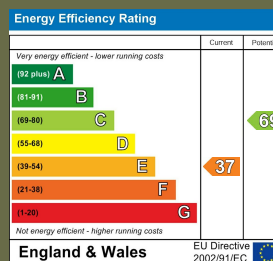


Approx Gross Internal Area  
138 sq m / 1485 sq ft



Floorplan

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.



16 Churchgate  
Loughborough  
Leicestershire  
LE11 1UD  
01509 977 889  
sales@richard-harrison.co.uk