



Smiths
your property experts

Babington Road

Rothley

- Mature and spacious semi-detached home
- Generous plot with a private driveway to the front
- Conveniently situated within walking distance of the village centre
- Three double bedrooms with built-in wardrobes
- Extensive rear gardens with space for a workshop or office pod
- Living/dining room with parquet flooring and a wood-burning stove
- Presented in lovely order with bright and spacious accommodation
- Modern kitchen and first floor bathroom



General Description

Smiths Property Experts offer to the market this mature and spacious semi-detached home. The property occupies a generous plot with a private gravel driveway to the front and lovely gardens to the rear. The property is conveniently situated just a 2-minute walk from Rothley village centre and all of its amenities.

The Location

Rothley provides easy access to Leicester and Loughborough via the A6, with links to the A46 and the M1 motorway. The village is home to a vast array of amenities, including established pubs, restaurants, and delicatessens. Rothley Park Golf Club is extremely sought-after, and you are surrounded by beautiful countryside in the heart of the Charnwood Forest.





The Property

The property is presented in lovely order and boasts light and spacious living accommodation laid over two floors, with uPVC double glazing and gas central heating. The floor area extends to over 1,000 square feet.

An enclosed porch leads to an entrance hall with doors to a modern kitchen/breakfast room and a wonderful front-to-back sitting room with parquet flooring, a wood-burning stove and direct garden access via glazed doors to the rear. There is also a useful study room that could also be a store or utility room, and a w.c. off the kitchen. Upstairs are three double bedrooms, all with built-in wardrobes, and a modern family bathroom.

The Outside

The house occupies a peaceful spot just a stone's throw from the village centre and all its amenities. Set back behind a large gravel driveway with off-road parking for two vehicles, there are also extensive rear gardens. There is an electric car charger to the front of the property.

Across the back of the house is a terrace patio, and the first part of the garden is grass with borders and trellising. The bottom half has four raised vegetable beds, an apple tree and a shed. Space for a workshop or office pod.





Property Information

EPC Rating: C.

Tenure: Freehold. Council Tax Band: B.

Local Authority: Charnwood Borough Council.

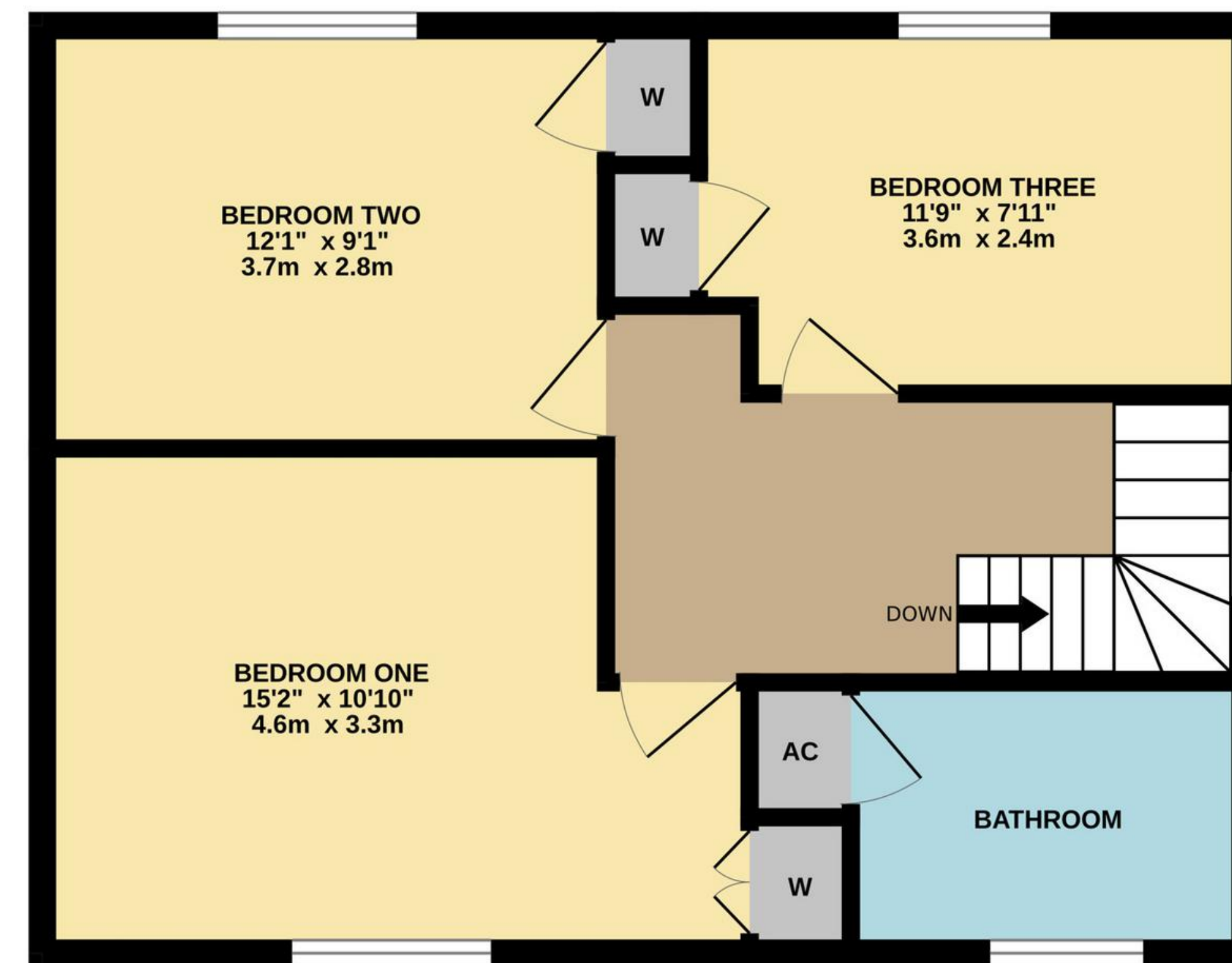
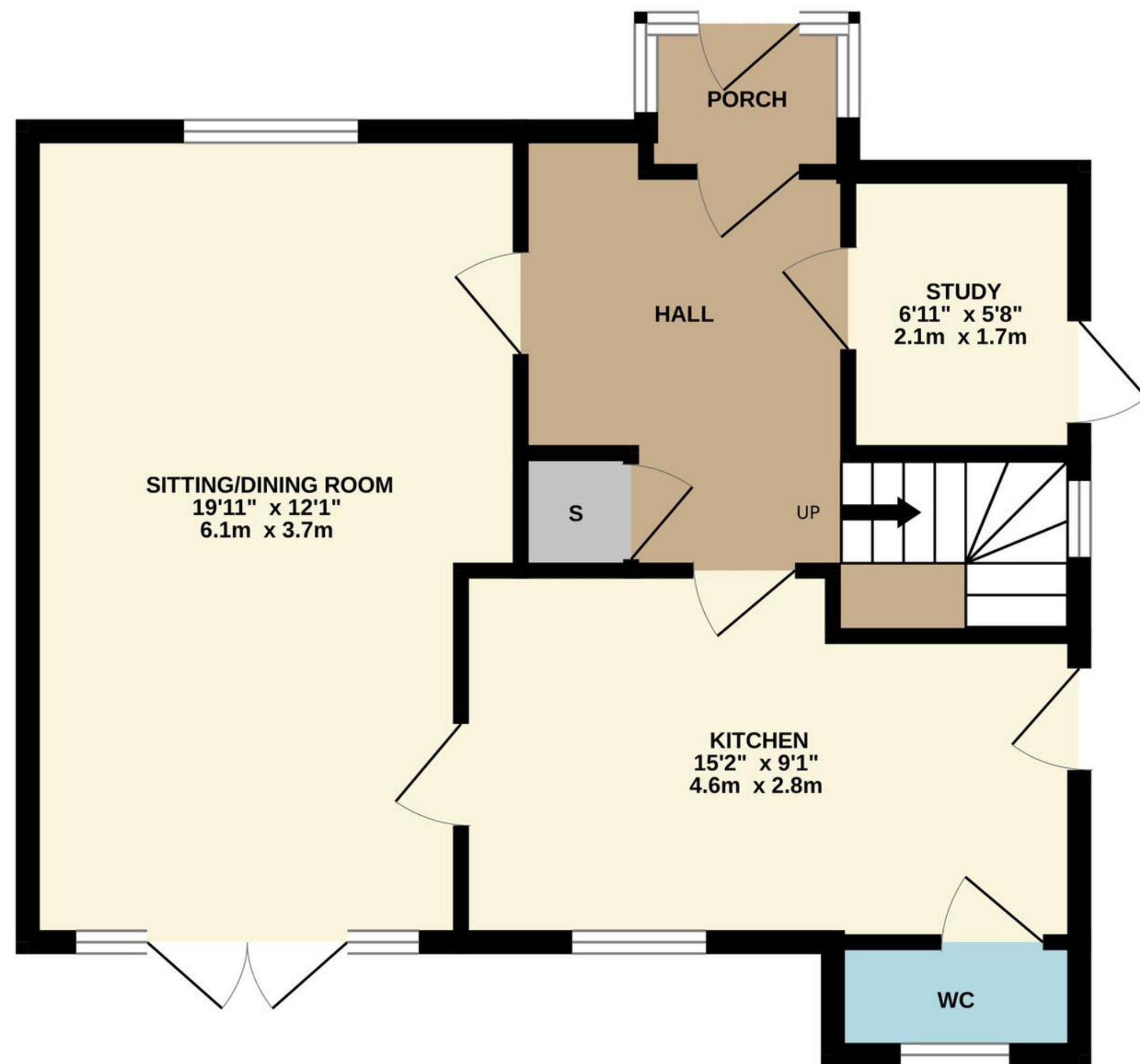
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

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TOTAL FLOOR AREA : 1053 sq.ft. (97.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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