



BEDROOMS

3

BATHROOMS

1

RECEPTION ROOMS

2

COUNCIL TAX

C

KEY FEATURES

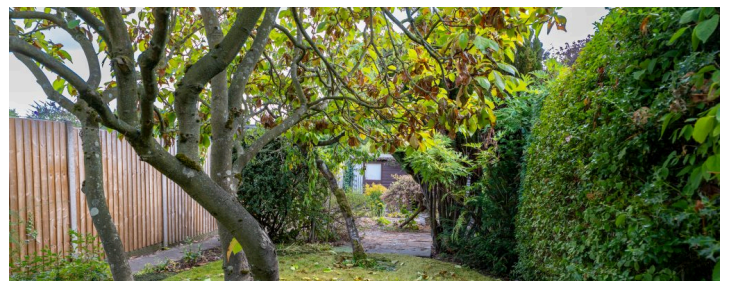
- Attractive detached three-bedroom family home in the heart of sought-after Rothley village
- Prominent central village position within easy reach of shops, pubs, restaurants and local amenities
- Generous open-plan living and dining room, ideal for family life and entertaining
- Useful utility area and versatile garden room with direct access to the rear garden
- Large, established and private rear garden with mature trees, shrubs and a paved patio area
- Off-road parking to the front of the property
- Excellent opportunity to modernise and personalise throughout
- Offered to the market with no onward chain

PROPERTY OVERVIEW

Occupying a prominent position in the heart of sought-after Rothley village, 52 Woodgate is an attractive detached three-bedroom family home offering spacious accommodation, excellent potential and a wonderful established rear garden. Available with no onward chain, the property provides an exciting opportunity for buyers looking to create a superb home in a highly regarded Charnwood village setting.

Inside, the accommodation is arranged to offer a practical and versatile layout, with a generous open-plan living and dining room forming the heart of the home. This sociable space is well suited to both everyday family living and entertaining, while the kitchen connects through to a useful side entry, large utility area and garden room beyond.

ADDITIONAL PHOTOGRAPHY



FLOORPLAN

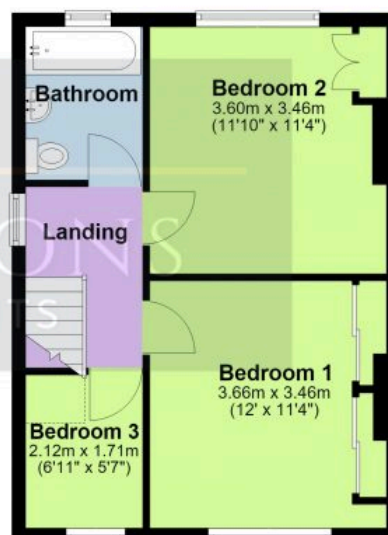
Ground Floor

Approx. 50.9 sq. metres (548.4 sq. feet)



First Floor

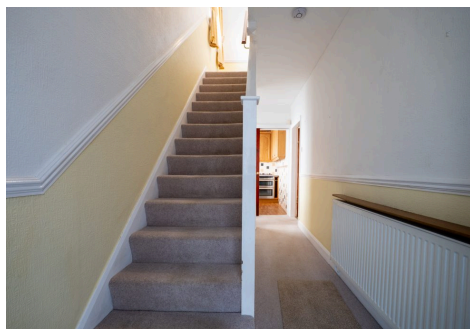
Approx. 38.5 sq. metres (414.3 sq. feet)



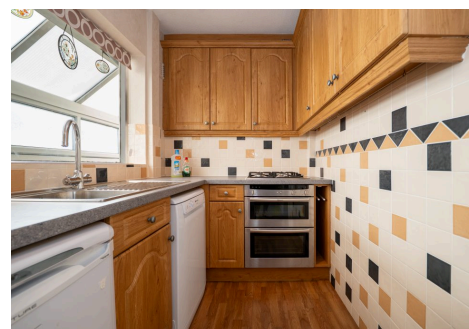
Total area: approx. 89.4 sq. metres (962.6 sq. feet)

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.
Plan produced using PlanUp.

52 Woodgate, Rothley



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	55	75
England, Scotland & Wales	EU Directive 2002/91/EC	



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