



# Glenfrith Gardens, Mountsorrel

Creightons Estate Agents are pleased to bring to the market a well presented three bedroomed home in the heart of Rothley village centre. Ideally located for local amenities and primary school within walking distance.

- Three bedroomed home in the heart of Rothley village centre
- Cosy living room with feature fireplace
- Generous dining kitchen with conservatory leading to the garden
- Three bedrooms with family bathroom to the first floor
- Enclosed, established rear garden

## LOCATION

Rothley is a particularly well serviced Charnwood Forest village situated around a traditional village green and offering extensive local facilities including popular pubs, restaurants, shops and gyms. The village is particularly well placed for fast access to Loughborough and Leicester and the M1 at Markfield. Local facilities also include Rothley Park Golf Club, Rothley Court Hotel and Restaurant as well as Leicestershire's only Michelin Star restaurant being a few minutes' drive away in neighbouring Mountsorrel. Local beauty spots include Swithland Reservoir and Bradgate Park. Rothley is particularly well placed for access to Loughborough endowed schools and Ratcliffe College.







## GROUND FLOOR

The property is accessed through an entrance hall that leads into the front-facing living room, which features an attractive fireplace as a focal point. Adjacent to the living room is a spacious, bright, and airy dining kitchen, equipped with a range of units, complementary worktops, and tiled splashbacks. The kitchen offers space for a cooker with an extractor hood, as well as a fridge/freezer, washing machine, dryer, and dishwasher. There is ample room for a dining table, with access to a versatile conservatory that benefits from heating and lighting, making it suitable for various uses.

## FIRST FLOOR

A staircase from the hallway ascends to the first-floor landing. The principal bedroom overlooks the front of the property, while two additional bedrooms include a double and a rear-facing room. The family bathroom, accessed from the main landing, features a bath with a shower over, a wash hand basin, and a WC. The loft space, accessible via a drop-down ladder, provides excellent storage room.



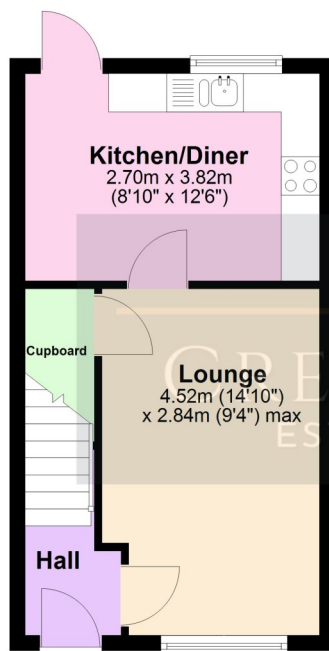
## OUTSIDE

The front of the property boasts a generous lawned area. A gated side entrance provides access to the rear garden, which is also predominantly lawned and includes a patio area, mature trees, and shrubs, creating a private and inviting outdoor space.

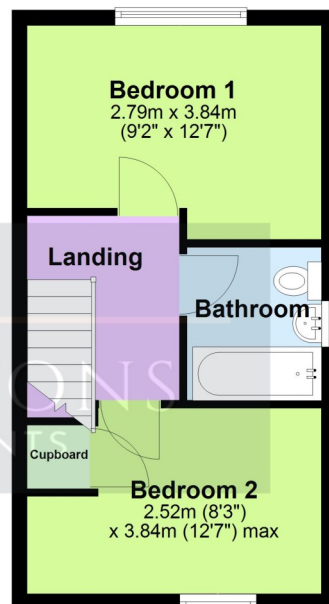


# Glenfrith Gardens | Mountsorrel

**Ground Floor**  
Approx. 28.1 sq. metres (302.0 sq. feet)



**First Floor**  
Approx. 28.5 sq. metres (306.8 sq. feet)



Total area: approx. 56.6 sq. metres (608.8 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.

**6 Glenfrith Gardens, Mountsorrel**

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

## DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The 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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.



