CREIGHTONS
ESTATE AGENTS

Woodgate, Rothley

£385,000
GUIDE PRICE



BEDROOMS	BATHROOMS	RECEPTION ROOMS	COUNCIL TAX
3	1	2	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

ADDITIONAL PHOTOGRAPHY





FLOORPLAN



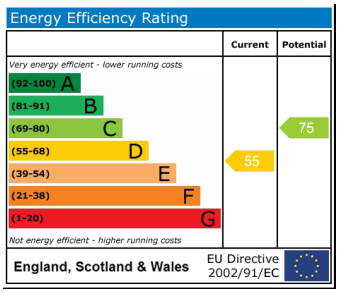
Total area: approx. 89.4 sq. metres (962.6 sq. feet)

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













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