



Smiths
your property experts

Homefield Lane

Rothley

- No upward chain
- Mature and generous detached bungalow
- Grounds extending to 1/6th of an acre
- Lovely, fully fitted breakfast kitchen
- Spacious sitting room with direct garden access
- Three good-sized bedrooms and two bathrooms
- Private driveway and an integral garage
- Lawned and private rear gardens

General Description

Smiths Property Experts offer to the market with no upward chain, this mature and generous three-bedroom detached bungalow in the heart of the sought-after village of Rothley. Occupying grounds extending to 1/6th of an acre, the sale offers a rare opportunity to acquire a spacious home within easy walking distance of the village centre.

The property benefits from open views to the front, wonderful mature sun-filled rear gardens, and a large driveway with off-road parking for a number of vehicles.





The Property

The bungalow has an excellent flow and is presented in our opinion in good and very well cared for condition throughout. With a net floor area of 1400 square feet, including a useful integral garage with utility space, the accommodation also briefly comprises: an enclosed porch, an entrance hall with cloaks cupboard, three good-sized bedrooms (one with an en-suite shower room), and a family bathroom.

The main living spaces are cleverly all to the left-hand side of the plan, including a fully fitted breakfast kitchen, and front to back main sitting room. Both have direct garden access to the rear onto an established terrace. The loft space is boarded and is a great asset.

The Outside

Set back from Homefield Lane, a stone's throw from the village centre, the property is set back behind a large frontage. There is a private driveway with side-by-side off-road parking and lawned front gardens.



To the rear are lovely private gardens with a south-westerly aspect. Generous and flat, with a large sun-drenched terrace to the immediate rear of the main house, there are central lawns and mature, established borders to the perimeter. There is also a useful brick store.



The Location

The property is within easy reach of the village centre and its sought-after amenities, including established pubs, restaurants, and delicatessens. Rothley Park Golf Club is extremely well-regarded, and you are surrounded by beautiful countryside in the heart of the Charnwood Forest. There is also easy access to Leicester and Loughborough via the A6 with links to the A46 and M1 motorway.

Property Information

EPC Rating: D.

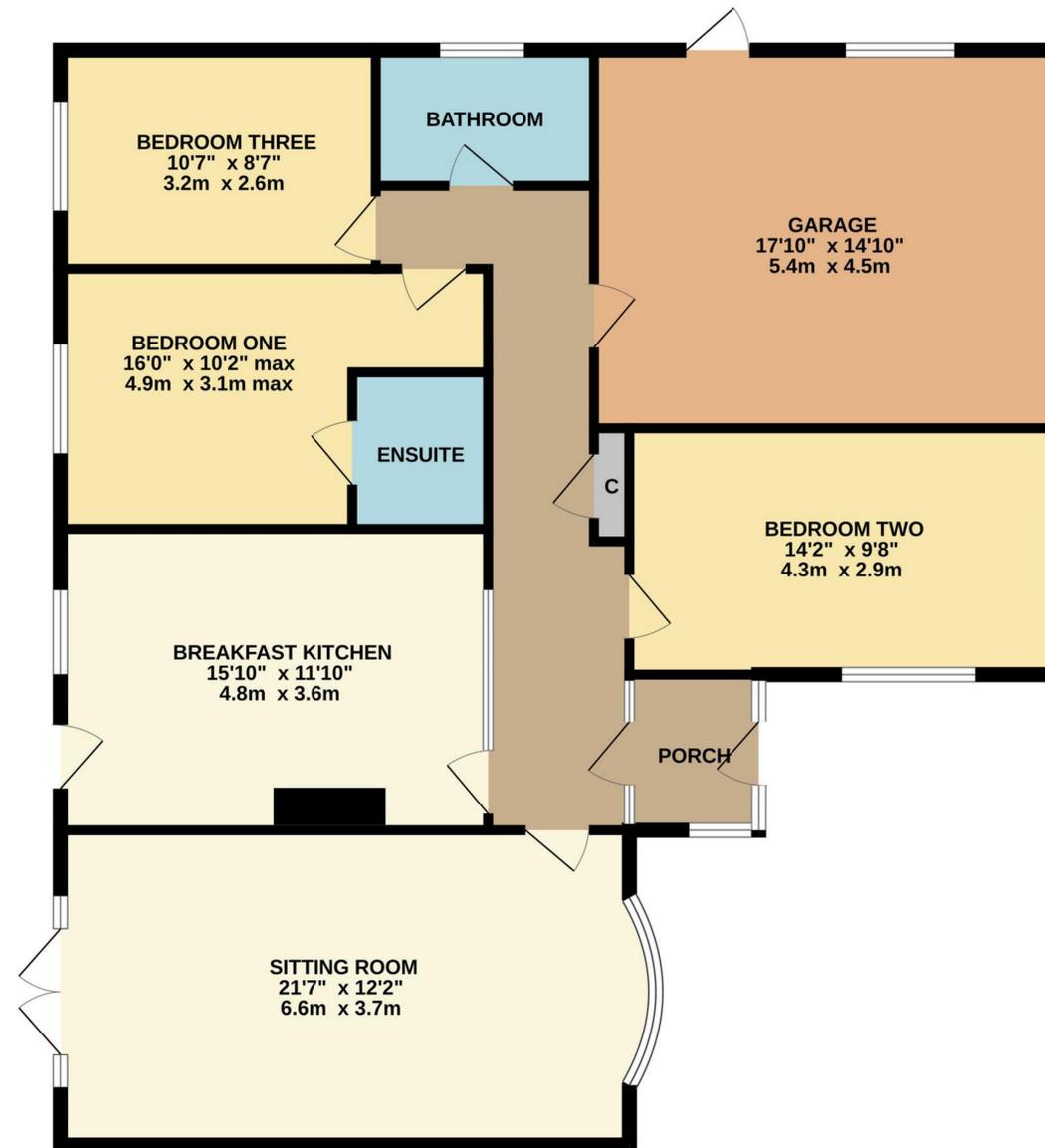
Council Tax Band: E.

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.





TOTAL FLOOR AREA : 1402 sq.ft. (130.2 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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